

*Highlands
Community Development
District*

June 17, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 294 922 983 887 33 PASSCODE: gQ7S8cC2

[Click here to join the meeting](#)

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



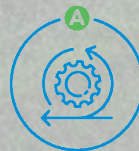
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Highlands Community Development District

Board of Supervisors

Kangelia Baxter, Chairperson
Mark Bouthot, Vice Chairperson
Orlando Echevarria, Assistant Secretary
Trang Chu, Assistant Secretary
Rob Roy, Assistant Secretary

District Staff

Kristee Cole, District Manager
Dan Lewis, District Counsel
Stephen Brletic, District Engineer
John Fowler, Field Service Manager
Brittany West, Onsite Manager
Jason Jaszczak, Advanced Aquatic
Epi Carvajal, Pine Lake
Gail Huff, Sprinkler Solutions
Sandra MacGregor, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Wednesday, June 17, 2026, at 6:00 p.m.

The Regular Meeting of the **Highlands Community Development District** will be held on **June 17, 2026, at 6:00 p.m. at the Ayersworth Glen Clubhouse 11102 Ayersworth Glen Blvd. Wimauma, FL 33598.**

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. SPECIAL BUSINESS ITEM

- A. Oath of Office.....Page 4
- B. Consideration of Resolution 2026-07; Designation of Officers.....Page 5
- C. Presentation regarding Tampa Bay Water Wise.....Page 6

4. STAFF REPORTS

- A. Aquatic Inspection Report.....Page 8
- B. Field Inspection Report.....Page 21
- C. Landscape Report
 - i. Consideration of Pine Lake Storm Letter Documents.....Page 28
- D. Irrigation Report
- E. District Counsel
- F. District Engineer
 - i. Consideration of Erosion/Pond Bank Restoration Proposal.....Page 32
- G. District Manager Report.....Page 34
- H. Onsite Manager Report.....Page 35
 - i. Discussion regarding Clubhouse Hours

5. BUSINESS ITEMS

A. Consideration of Opening a Separate Reserve Bank Account.....Page 37

6. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held on May 20, 2026Page 38

B. Consideration of May 2026 Check Register.....Page 43

C. Discussion of the May 2026 Snapshot.....Page 117

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. AUDIENCE COMMENTS – *Three (3) Minute Time Limit*

9. ADJOURNMENT

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Name of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of ____ physical presence
Or ____ online notarization this ____ day of _____, 20____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known or Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

RESOLUTION 2026-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF HIGHLANDS
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Highlands Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF HIGHLANDS COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Kangelia Baxter</u>	Chairperson
<u>Mark Bouthot</u>	Vice-Chairperson
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Rob Roy</u>	Assistant Secretary
<u>Trang Chu</u>	Assistant Secretary
<u>Orlando Echevarria</u>	Assistant Secretary
<u>Kristee Cole</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of June, 2026.

ATTEST:

**HIGHLANDS
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors



SAVE MONEY WITH IRRIGATION REBATES

RECEIVE REBATES UP TO 50% OF PROJECT COSTS



Landscaping and irrigation projects that reduce water use can receive funding from the Tampa Bay Water Wise program. The water must be potable (not reclaimed) water from Hillsborough County, Pasco County, Pinellas County, City of Tampa, New Port Richey or St. Petersburg. Typical project locations include common areas of HOAs and commercial landscaping.

Eligible Projects May Include:

- WaterSense labeled irrigation controllers
- Separation of mixed irrigation zones
- Weather stations for irrigation control
- High-efficiency nozzles
- Pressure regulating devices
- Conversion to microirrigation

Real Project Examples:

A 44-unit condo association in St. Petersburg reduced their irrigation water use by over 50,000 gallons per month from the installation of weather-based irrigation controllers, high-efficiency nozzles, and drip line conversion. 75% of the project costs were covered by Tampa Bay Water Wise and the Southwest Florida Water Management District's WISE grant program.

A Tampa townhome community's irrigation system upgrade included pressure regulating spray bodies, the installation of weather-based irrigation controllers with flow sensing technology and increased efficiency of sprinkler heads by relocating and/or capping heads. The community saved an estimated 76,050 gallons per month, and 50% of project costs were covered by Tampa Bay Water Wise.

Visit: TampaBayWaterWise.org/customizable or contact Ariana Photakis at (508) 868-3313 or aphotakis@egia.org

----- Forwarded message -----

From: **Ariana Photakis** <aphotakis@egia.org>

Date: Wed, Apr 29, 2026 at 3:48 PM

Subject: Hillsborough County Water Efficiency Rebates Available

To: highlandsboardseat5@gmail.com <highlandsboardseat5@gmail.com>

Good afternoon,

My name is Ariana, and I work for a program called Tampa Bay Water Wise, a regional water conservation initiative that provides rebates for potable water efficiency projects.

We are funded by six local water utilities - the Cities of Tampa, St. Pete, and New Port Richey, as well as the Counties of Hillsborough, Pasco, and Pinellas, and the Southwest Florida Water Management District.

Tampa Bay Water Wise provides rebates of up to 50% of project costs for qualifying water-efficiency upgrades — helping offset project costs while improving compliance and performance.

We often work with HOA/CDD and condo communities on projects such as:

- Irrigation system improvements that use potable water such as (but not limited to): installing high-efficiency rotary nozzles, pressure regulated spray bodies, the installation or repair of a rain sensor, WaterSense labeled soil moisture sensor, irrigation controllers, etc.
- Upgrades in common area bathroom improvements, such as WaterSense labeled toilets, sinks, and showers.

I often work with property managers early in the planning process to help maximize available incentives and ensure projects meet rebate requirements. With the newly announced watering restrictions from the Southwest Florida Water Management District, many HOAs will be looking for ways to improve irrigation efficiency, save on water costs, and stay compliant.

I'd be happy to help schedule a time to identify which projects might qualify for rebates and discuss next steps for your community. Please let me know a convenient time, and we can set it up.

Thank you again for your time, and I look forward to helping your community maximize water savings.

Best,
Ariana



Highlands Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
5/19/2026

Prepared for:
Highlands
Community Development District

Prepared by:

Jacob M. Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



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Site Assessments

Pond 1

Comments:

Normal Growth Observed

Minimal exposed Slender Spike Rush growth was observed on the exposed sediment in certain areas around the shoreline perimeter. No issues were observed with algae, submersed weed, or other aquatic weeds. The water level has remained low.



Pond 3B

Comments:

Normal Growth Observed

Previous treatments have shown some positive results and a reduction in the algae and Slender Spike Rush growth. There is still remaining amounts of both and will continue to be targeted for treatment. No issues were observed with invasive grasses or aquatic weeds on the exposed sediment. The water level has remained low.



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Site Assessments

Pond 3C

Comments:

Normal Growth Observed

Minor amounts of Slender Spike Rush were previously targeted for treatment. Follow up treatments will continue to target this growth as needed. No issues were observed with algae, other submersed weeds, or invasive grasses. The water level has remained below a normal level.



Pond 3C-1

Comments:

Normal Growth Observed

A minimal amount of new algae and Slender Spike Rush growth was observed. This will be targeted for treatment during the upcoming visits. No other issues were observed as the pond has remained at a low level.



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Site Assessments

Pond 6

Comments:

Site Looks Good

A minimal amount of algae was previously treated and positive results were seen. Minimal amounts of aquatic weeds and invasive grasses were observed on the exposed sediment. This new growth will be targeted for treatment. No other issues were observed. The water level has remained low.



Pond 7

Comments:

Site Looks Good

Previous treatments for exposed and submersed Slender Spike Rush have shown positive results. The trace amount of remaining growth will be targeted for treatment during the upcoming visits. No issues were observed with algae, other submersed weeds, or aquatic weeds and grasses. The water level has remained at a very low level.



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Site Assessments

Pond 8

Comments:

Normal Growth Observed

Slender Spike Rush and algae growth have been kept to a minimum. Minimal amounts of these remain. Treatments will continue to targeted these. No issues were observed with shoreline weeds or Torpedoglass. Spot treatments for these along the exposed sediment will continue to target any new growth. The water level has remained at a low level.



Pond 12

Comments:

Normal Growth Observed

Minor amounts of Slender Spike Rush and algae were recently targeted for treatment and are showing positive results. Follow up treatments will be performed to target any remaining growth. No issues were observed with shoreline weeds or Torpedoglass.



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Site Assessments

Pond 13

Comments:

Site Looks Good

Pond 13 continues to look great. The cattail growth in the middle section of the littoral shelf has been reduced. No issues were observed with algae, submersed weeds, or shoreline weeds. The littoral shelf area and the open water area both look great.



Pond 14

Comments:

Site Looks Good

Very minimal amount of new Torpedograss growth was observed. This new growth will be targeted for treatment during the upcoming visits. No other issues were observed. Pond 14 looks good overall.



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Site Assessments

Pond 15A

Comments:

Site Looks Good

Pond 15A continues to look good. Previous treatments targeted shoreline weed growth on the exposed sediment around the perimeter. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.



Pond 15B

Comments:

Site Looks Good

Pond 15B looks good overall. The site is currently dry with minimal invasive growth. Invasive growth on this site will continue to be targeted for treatment.



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Site Assessments

Pond 16

Comments:

Site Looks Good

Pond 16 continues to look good. This pond was previously treated for minimal amounts of algae and shoreline weeds along the exposed sediment. Positive results have been seen from these previous treatments. The water level is currently low and most of the littoral shelf area is exposed. The littoral shelf has been targeted for treatment and minimal amounts of invasive terrestrial growth remain.



Pond 17

Comments:

Normal Growth Observed

This pond was previously treated for minimal amounts of floating algae and shoreline weeds along the exposed sediment. Positive results have been seen from these previous treatments. The water level is currently low and most of the littoral shelf area is exposed. The littoral shelf will be targeted on the upcoming treatments for new invasive terrestrial growth and invasive grasses.



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Site Assessments

Pond 20 North

Comments:

Site Looks Good

Previous treatments for Slender Spike Rush growth on this pond have kept new growth to a minimum. The new growth will be targeted for treatment during the upcoming visits. No issues were observed with algae, or shoreline weeds. The water level has remained slightly below a normal level. No other issues were observed.



Pond 20 South

Comments:

Site Looks Good

Pond 20 South looks great. Shoreline weed treatment have continued to targeted minimal new growth along the perimeter of the pond. No issues were observed with algae, submersed weeds, or shoreline weeds. The pond has remained at a slightly below normal level.



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Site Assessments

Pond CM

Comments:

Normal Growth Observed

Minor growth of Slender Spike Rush was observed along the shoreline perimeter and across the unplanted littoral shelf. This new growth will continue to be targeted for treatment during the upcoming visits to keep the new growth to a minimum. No issues were observed with algae or shoreline weeds. The water level has continued to drop leaving the unplanted littoral shelf area dry.



Pond PH2-3A East

Comments:

Normal Growth Observed

Treatments for algae were recently performed. A reduction in the minor amount of algae was observed on this pond. The remaining algae growth will continue to be targeted for treatment during the upcoming visits. No issues were observed with shoreline weeds or submersed weeds. The water level has remained low.



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Site Assessments

PH2-3A West

Comments:

Normal Growth Observed

Previous treatments have targeted Slender Spike Rush growth. Positive results and a reduction were seen. Only trace amounts of Slender Spike Rush remain. Follow up treatments will be performed to further reduce. No issues were observed with algae or shoreline weeds. The water level has remained low.



PH5

Comments:

Site Looks Good

A reduction of Slender Spike Rush and algae were observed. Previously, minimal amount of these were observed and treated. Follow up treatments will continue if new growth is observed. No issues were observed with shoreline weeds.



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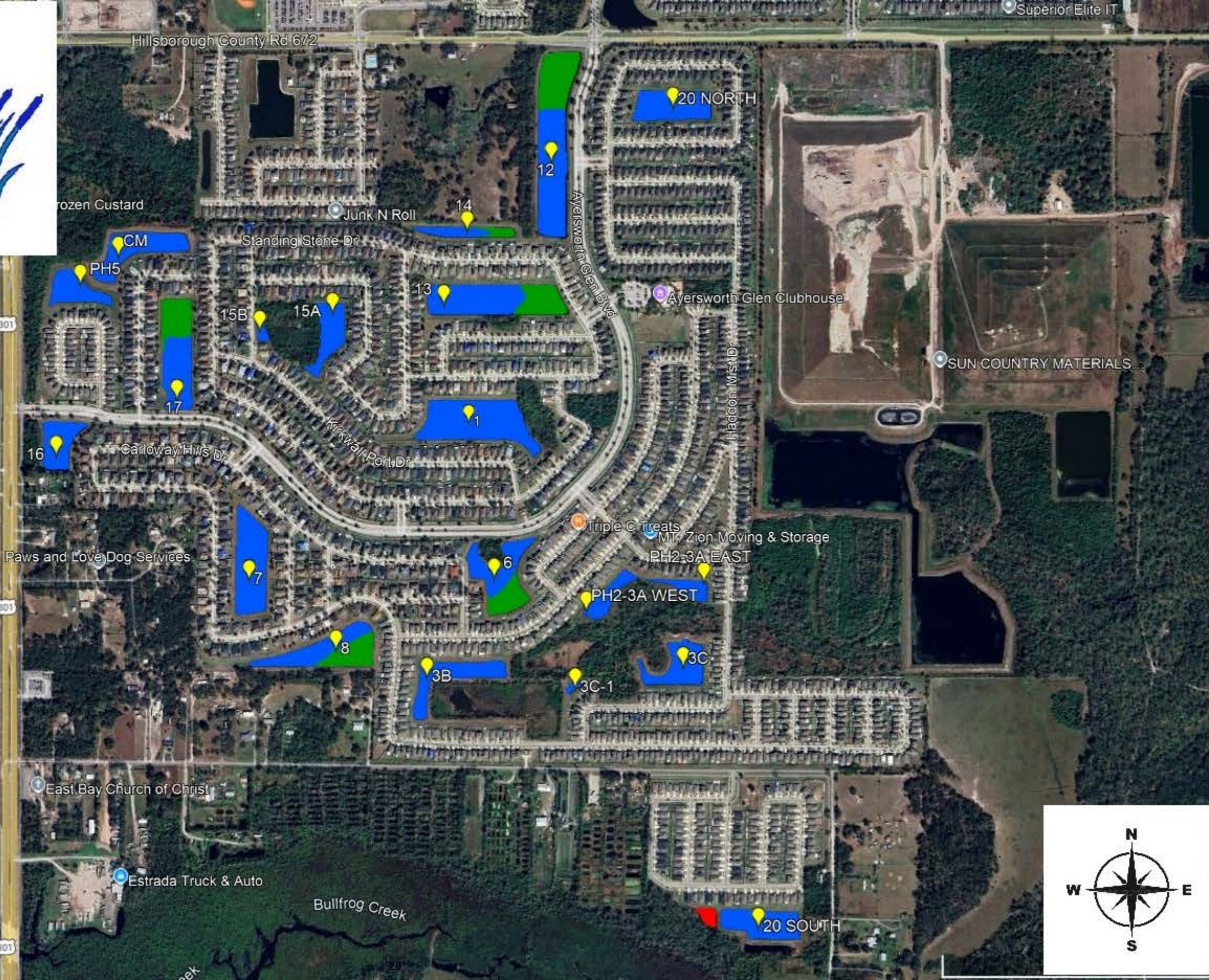
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
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Highlands CDD
Site Map

Legend

- AAS DOES NOT SERVICE
- Littoral Area
- Pond





Highlands CDD

Field Inspection Report - June 2026

Tuesday, June 2 2026

Prepared For Board Of Supervisors

18 Items Identified

18 Items Incomplete

John Fowler

Inframark

Item 1

Assigned To: Board Information/District Engineer

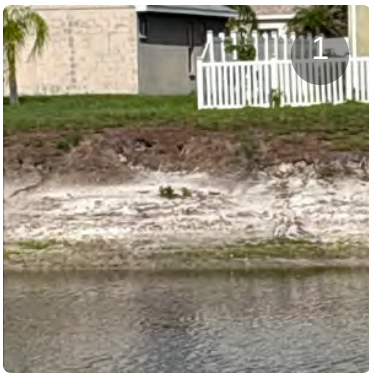
Pond 16 may need bank erosion restoration. Asking if engineer needs to investigate?



Item 2

Assigned To: Advanced Aquatics

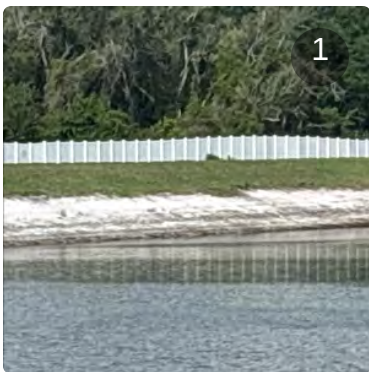
Washout that I will monitor on the east bank of pond 7. Treat undesirable weeds along water edge.



Item 3

Assigned To: Pine Lake

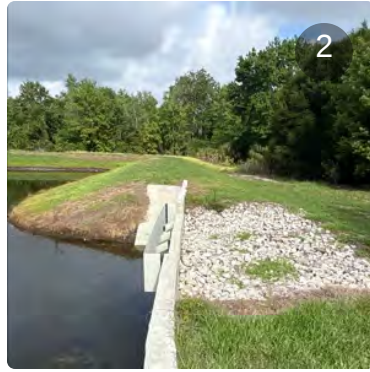
Ensure the CDD fence is being weedeated or treated along south end of pond 8.



Item 4

Assigned To: Advanced Aquatics/Pine Lake

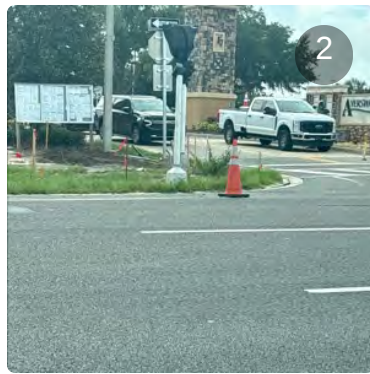
Treat weeds in rip rap rock for pond 3C. Not sure if this landscape vendor or pond vendor responsibly.



Item 5

Assigned To: Board Information

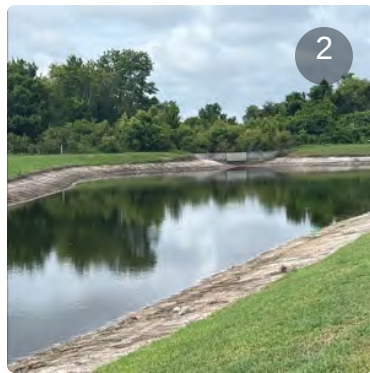
Noting county was onsite during this inspection working on Ayersworth Glen Blvd. and US 301. Will continue to monitor.



Item 6

Assigned To: Maintenance

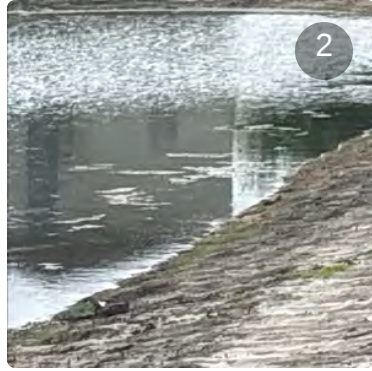
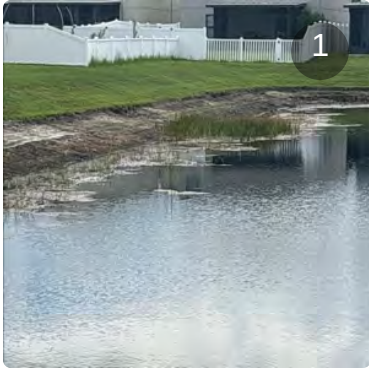
Noting a sign is backwards and needs to be straightened for a pond PH2-3A West. Otherwise, this pond is in good shape.



Item 7

Assigned To: Advanced Aquatics

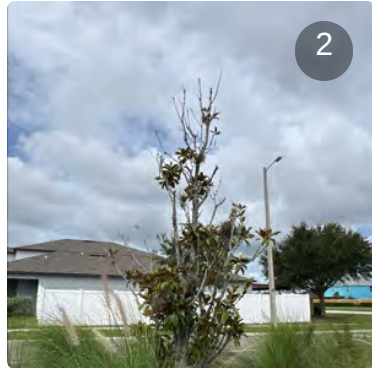
Treat submerged weeds starting to surface for pond PH2-3A East.



Item 8

Assigned To: Pine Lake

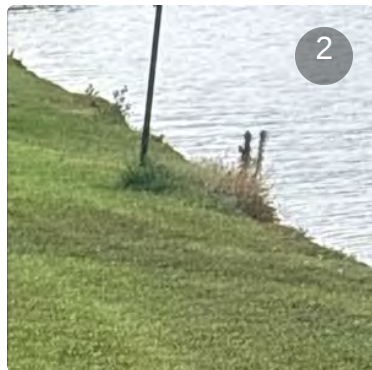
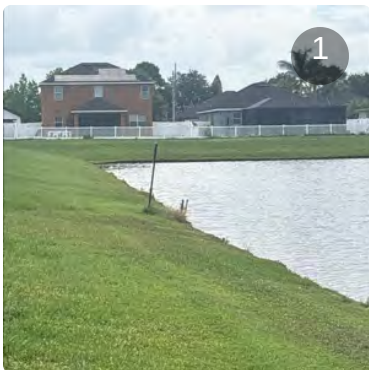
Noting the declining Magnolia tree is not improving for median island on Haddon Mist Dr. Will continue to monitor and may want to consider removing in the future.



Item 9

Assigned To: Pine Lake

Ensure signs are weedeated around each mowing service. They were missed for pond 20 North.



Item 10

Assigned To: Pine Lake

Remove Crepe Myrtle sucker growth at median island of Clyne Field Ct. by monument.



Item 11

Assigned To: Pine Lake

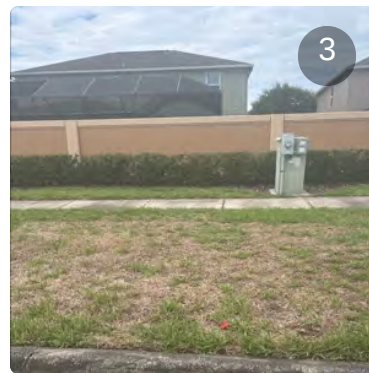
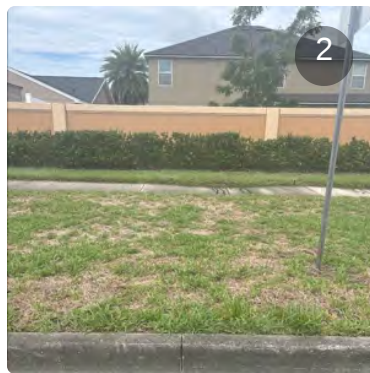
Overall, the Ixora are recovering nicely from rejuvenation cut back at Ayersworth Glen Blvd. and CR 672 intersection. There are a couple that might need to be removed.



Item 12

Assigned To: Pine Lake

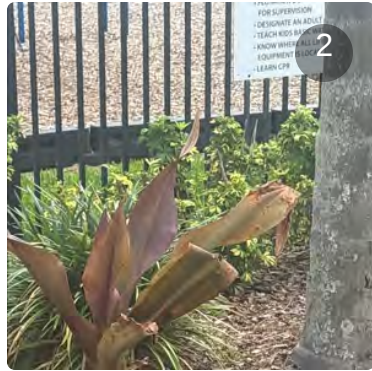
Diagnose and treat a few declining turf areas in the median islands and right of ways on Aylesworth Glen Boulevard, most notably from amenities area to 301.



Item 13

Assigned To: Pine Lake

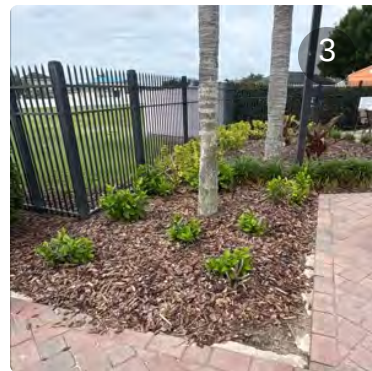
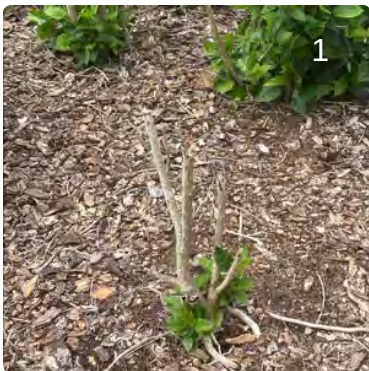
Diagnose and treat some declining Crinum Lilies inside the community pool area. Remove any diseased or dead material.



Item 14

Assigned To: Board Information/Pine Lake

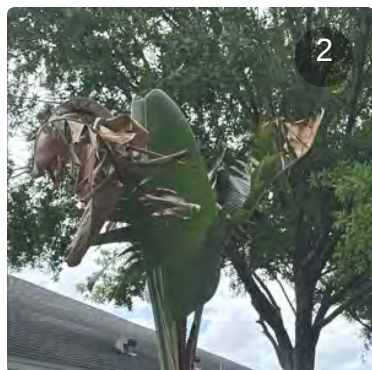
Noting overall, the Hibiscus are recovering the nicely from rejuvenation cut back. There are a couple struggling and will continue to monitor for possible replacement if no improvement in future.



Item 15

Assigned To: Pine Lake

Clean out dead material in the White Bird of Paradise on the south side of the community amenity building.



Item 16

Assigned To: Maintenance

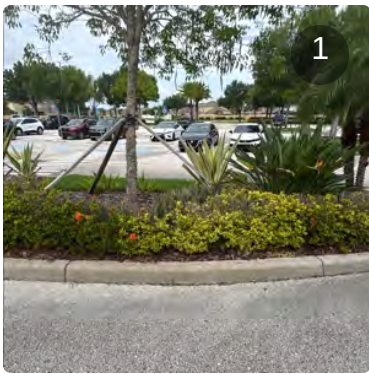
Noting an electrical GFI outlet needs a cover installed for the outside of the bathrooms at the community pool.



Item 17

Assigned To: Pine Lake

Noting some of the Petite Ixora in front of the community amenity building showing signs of nutrient deficiency. Diagnose and treat accordingly.



Item 18

Assigned To: Pine Lake

Diagnose and treat declining Ligustrums at the community basketball court. I feel these may never thrive being in competition with Oak trees next to them. The others outside the basketball court, not under Oaks, are doing well.





June 1, 2026

Dear Valued Customer,

There is a possibility that you or your property will be affected by a major storm this season. Please be aware that Pine Lake Services has a response action plan to address the landscape needs of your customers. We are preparing now to effectively respond to any landscape damage left behind by a potential storm.

Please make an appointment with your account manager to schedule a property assessment to identify any hazards or potential risks that could exist. A small amount of maintenance can prevent much more damage in the unfortunate event we are in the path of a large storm.

If a named storm is predicted to make landfall at or near your site, your account manager will also provide documentation and approval forms granting us permission to immediately service and address your property should the need arise. We will send out the pricing rates once a relevant storm is imminent. With your agreement, our staff will initially canvas every property that Pine Lake provides landscape maintenance services to and then will dispatch to pre-authorized/approved customers a clean-up team based on the following priorities:

- 1st Objective: Clearing vehicle access to allow emergency personnel access to your property.
- 2nd Objective: Clearing debris from structural dwellings/vehicles that may pose immediate risk or danger.
- 3rd Objective: Remove hazardous/damaged limbs remaining in trees versus on the ground.
- 4th Objective: Re=planting plant material that may have chance of surviving if root balls can be planted and watered in very soon.

As a company, we will be prepared to mobilize additional Pine Lake Services resources from our extensive sub-contractor if needed to help expedite clean-up response efforts.



Once the priorities detailed above have been met, we will address chipping and removing tree limbs left on the ground from initial clearing efforts, as well as removal of root balls and large wood trunks or branches remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely impacted properties.

We encourage you to be as prepared as you can to help ensure a timely and effective response should we suffer an unfortunate event.

Sincerely,

Your Pine Lake Services Management



Pine Lake Services Hurricane/Storm Response Pre-Approval Form

In our effort to provide a faster response to our customers in assessing potential damage, Pine Lake Services, is soliciting approval commitments from our customers. This pre-approval will give us permission to come onto your properties as soon as it is safe for our team to dispatch. Our managers will inspect your site, photo document any damage or concerns and generate an estimate for clean-up/repair. The pre-approval will allow us to complete emergency repair only (priority 1 damage only) in the event we cannot get a hold of your or your representatives). If clean-up/repairs are needed above the priority 1 issues, your Pine Lake Services Account Manager will contact you for approval. Many of our customers that have used this service in the past have enjoyed the quick response and priority given to their properties and the reduced risk of potential related liabilities that may compound if not acted upon quickly.

Client Name

Property Name

Special Notes _____

Authorized Signature

Date

If you have any questions or comments, please feel free to contact your Account Manager. Thank you.

Respectfully,

John Amarosa

Pine Lake Services



Pine Lake Services 2026 Storm/Disaster Response Rates

Cleanup Labor Rates

- 1) General Labor: \$75/hour
- 2) Chainsaw Labor: \$85/hour
- 3) Heavy Equipment Labor (Loader, Bucket Truck, etc.): \$145/hour
- 4) Mobilization: \$700/crew (within 45 miles of office location, add \$50 for every 10 miles further)
- 5) Dump Fees (Dump Truck): \$300/load
- 6) Dump Fees (Grapple Truck): \$850/load
- 7) After Hours/Weekend Additional Hourly Rate: \$30/hour

Equipment Daily Rates (½ Day Minimum)

- 1) Truck and Trailer: \$600.00
- 2) Dump Truck: \$965.00
- 3) Dump Trailer: \$450.00
- 4) Chipper: \$650.00
- 5) Grapple Truck: \$1200.00
- 6) CAT Loader: \$600.00

May be subject to additional fuel surcharge of 2%

Please provide me Storm/Disaster services

Property name: _____

Signature of authorized representative: _____

Name of authorized representative: _____

Date: _____

Please sign and email to your Account Manager.

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Highlands CDD

Estimate details

Estimate no.: 2520
Estimate date: 05/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Location 1 -- Restore 150 linear feet of pond bank to 4:1 slope with imported fill, geotextile liner, and Bahia sod. All work to conform to "Fabric replacement shoreline" specification provided by BDi. Pricing is inclusive of repairs to any access routes or staging areas. Access easement between 10633 and 10635 is currently fenced. Fences must be removed or other nearby access must be provided.	150	\$90.00	\$13,500.00
2.		Erosion/Pond Bank Restoration	Location 2 -- Restore 35 linear feet of pond bank to 4:1 slope with imported fill, geotextile liner, and Bahia sod. All work to conform to "Fabric replacement shoreline" specification provided by BDi. Pricing is inclusive of repairs to any access routes or staging areas. Access easement between 10633 and 10635 is currently fenced. Fences must be removed or other nearby access must be provided.	35	\$90.00	\$3,150.00
3.		Erosion/Pond Bank Restoration	Location 3 -- Restore 35 linear feet of pond bank to 4:1 slope with imported fill, geotextile liner, and Bahia sod. All work to conform to "Fabric replacement shoreline" specification provided by BDi. Pricing is inclusive of repairs to any access routes or staging areas. Access easement between 10813 and 10815 is currently partially blocked by fencing on 10815. Access may stay in the easement but may necessarily encroach on 10813 unless fence is moved.	35	\$90.00	\$3,150.00

4.

This quote encompasses all RED sections in the provided request, a total of 220 linear feet. The YELLOW sections total an additional 585 linear feet. \$90 per linear foot cost can be held for 90 days if any/all of this area is added. If contracted next year, our expectation is that cost per foot would be 10-20% greater. Pricing can be reduced to \$80 per linear foot if all 805 feet are contracted within 30 days (\$64,400)

Total

\$19,800.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days. Sod carries no warranty. Water, fertilizer, pesticide, or any other maintenance for establishment is the responsibility of the CDD

Accepted date

Accepted by

HIGHLAND COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – June 17, 2026

Candidate Qualifying Period – Seat 2 & 5

Opens: Noon on Monday, June 8, 2026

Closes: Noon on Friday, June 12, 2026

Hillsborough County Supervisor of Elections

2514 N. Falkenburg Road

Tampa, FL 33619

Phone: (813) 367-8835

Budget was sent to the County prior June 15, 2026

Upcoming Meetings:

July 15, 2026

August 19, 2026

September 16, 2026

Form 1 is due to by July 1, 2026

CLEAR PARTNERSHIPS



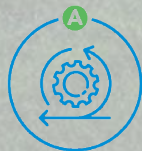
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Inframark Monthly Manager's Report

Highlands CDD
11102 Ayersworth Glen Blvd
Wimauma, FL 33598

Operations/Maintenance Updates: May 2026

Everyday Tasks

- Oversaw daily office operations: monitoring security cameras, enforcing Amenity Polices, ensuring cleanliness of boulevard and facilities, answering phone calls.
- Responded to emails and returned phone calls.
- Completed weekly drive through of the community.
- Verified Resident information while creating Key Fobs for access to the Amenities.
- Assisted 133 Residents with Key Fobs
- Added 10 Residents to the Newsletter
- Code invoices daily.
- Plan for Father's Day event: Decorations, pastries, coffee for the week prior to Father's Day

Projects

- Pool Gate Exit Button repair and relocation, awaiting shipping.
- Playground Renovation, awaiting shipping.
- Installation of gym mirrors, deposit sent, awaiting arrival.

Operations/Maintenance Updates

Operation Report

- This month, we engaged in various safety, maintenance, and facility improvement activities in coordination with Inframark and other service providers.

1. Facility Maintenance & Security:

- Cabana Bathroom Access Controller replaced through warranty.

2. Pool Operations:

- Performed daily swimming pool cleaning and maintenance.

3. Upcoming Projects & Quotes:

- Requested quote to set all pond signs with cement.
- Requested quote to convert two planned planting areas to drip zones.

4. Landscaping:

- Pool deck and well plant installation to begin following the installation of drip zones, proposal in progress.

Rentals Access Cards and Event Fees.

Rentals	5 Complete, 2 Cancel	\$200-300	\$1100
Access Cards	18	\$10-30	\$400
Special Meeting	0	0	0
Deposit	2	\$350	\$2450
Total			\$3950
Refunded		\$350	\$1500



Up Coming Events

Father's Day Week Event

June 15, 2026 – June 19, 2026



Sowani, Natasha

To:  Cole, KristeeCc:  MacGregor, Sandra;  Kapatsyna, Diana

Hi Kristee,

I noticed that Highlands CDD has a reserve fund but not separate bank account. Does the board wish to open a separate bank account for their Reserves? I would advise they do as there is a large due to reserve on the balance sheet of \$456,501. They would need to make motion and approve at a meeting. If they do please have the minutes sent to me so that we can get the account open.

Thanks,

Natasha Sowani | Director of Accounting  Reply  Reply all  Forward    

Wed 5/6/2026 3:03 PM

**MINUTES OF MEETING
HIGHLANDS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Highlands Community Development District was held on Wednesday, May 20, 2026, and called to order at 6:00 p.m., at the Ayersworth Glen Clubhouse, located at 11102 Ayersworth Glen Blvd., Wimauma, FL 33598.

Present and constituting a quorum were:

Kangelia Baxter	Board Supervisor, Chair
Mark Bouthot	Board Supervisor, Vice Chair
Orlando Echevarria	Board Supervisor, Asst. Secretary
Trang Chu	Board Supervisor, Asst. Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Dan Lewis	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Brittany West	Onsite Manager, Inframark
John Fowler	Field Service Manager, Inframark
Jason Jasczak	Representative, Advanced Aquatic
Epi Carvajal	Representative, Pine Lake
Michael Dunbar	Representative, Pine Lake
John Amarosa	Representative, Pine Lake
Gail Huff	Representative, Sprinkler Solutions of Florida
Mason Leon	Clubhouse Attendant

Audience Members

FIRST ORDER OF BUSINESS Call to Order and Roll Call

The meeting was called to order at 6:00 p.m., and a quorum was established.

SECOND ORDER OF BUSINESS Adoption of the Agenda

On MOTION by Mr. Bouthot, seconded by Ms. Baxter, with all in favor, the Board adopted the April 15, 2026, Final Agenda. 5-0

THIRD ORDER OF BUSINESS Audience Comments

There was an audience comment regarding the newly installed shrubs, the District budget, the traffic signal, and a request for reimbursement of a resident deposit. The Board heard comments from the resident regarding the reimbursement request.

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the Board granted reimbursement to the resident \$250.00 for the deposit. 4-0

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FOURTH ORDER OF BUSINESS Staff Reports

A. Aquatics Inspection Report

Mr. Jaszak reported that water levels throughout the District were currently low.
The Board received the report.

B. Field Inspection Report

Mr. Fowler presented his report to the Board. Discussion ensued regarding conditions along Sumner Road; however, it was noted that maintenance of Sumner Road is under the jurisdiction of the County. The Board had no additional questions.

C. Landscape Report

Mr. Carvajal provided an update on landscape maintenance activities within the District. He reported that Item 11 had been addressed, turf fertilization had been completed, Items 14 and 15 had been completed, and the newly installed plantings were performing satisfactorily with an estimated 90% survival rate. The Board received the update.

i. Ratification of Watering New Plants Along the Wall

Discussion ensued regarding the watering of newly installed plants along the wall. The Board approved up to two additional water truck applications, subject to weather conditions and rainfall levels. Representatives from Pine Lake advised that a Magnolia tree would be provided at no additional cost once rainfall conditions improve.

On MOTION by Mr. Bouthot, seconded by Ms. Chu, with all in favor, the Board ratified the Watering New Plants Along the Wall. 4-0

ii. Consideration of Brazilian Pepper Cut Back Proposal

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with Mr. Orlando opposed, the Board approved the Brazilian Pepper Cut Back Proposal. 3-1

D. Irrigation Report

Ms. Huff presented the irrigation report and advised the Board that utilizing water trucks remained the most effective option at this time due to ongoing drought conditions impacting the area. The Board received the report.

78 **i. Ratification of Irrigation Variance Request Proposal**

79 Discussion ensued regarding the irrigation variance request. Ms. Cole to provide the
80 irrigation variance Ordinance to Ms. Huff for processing of the variance request.

81

On MOTION by Mr. Bouthot, seconded by Ms. Chu, with all in favor, the Board ratified the Irrigation Variance Request Proposal. 4-0

82

83 **E. District Engineer**

84 **i. Review of Pond 7 Repairs Inspection**

85 Ms. Cole reported that discussions had occurred with the District Engineer regarding
86 erosion concerns at Pond 7. The District Engineer is expected to provide repair
87 proposals for Board consideration at the June 2026 meeting.

88 **F. District Counsel**

89 There was no report from District Counsel. Ms. Cole informed the Board that,
90 based on County records, Supervisor Mark Bouthot's seat had been scheduled for
91 election in 2024; however, the County had not previously notified the District of
92 this requirement. Accordingly, Mr. Bouthot would continue serving in his current
93 capacity until such time as his seat is properly scheduled for election or becomes
94 vacant.

95 **G. District Manager**

96 Ms. Cole informed the Board of the next meeting.

97 **i. Reminder of Form 1 Submission Requirements**

98 Ms. Cole presented the District Manager's Report. She reminded the Board of the
99 next scheduled meeting and distributed correspondence received from a resident
100 regarding the temporary pool closure. The correspondence has been submitted as
101 a public record for Board review.

102 **H. Onsite Manager**

103 **1. Onsite Manager Report**

104 Ms. West provided her report to the Board.

105 **i. Consideration of Pool Furniture Proposals**

106 Following Board discussion, this item was tabled until the October 2026
107 meeting.

108 **ii. Consideration of Outdoor Fitness Signage Proposal**

109 Following Board discussion, this item was tabled until the October 2026 meeting.

111

112 **iii.Consideration of GlassPro Mirror Replacement Proposal**

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with Mr. Orlando opposed, the Board approved the GlassPro Mirror Replacement Proposal. 3-1

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114 **iv.Consideration of Exit Button Replacement Proposal**

115 Ms. West provided an update regarding resident access cards that had been
116 deactivated due to rules violations. She also informed the Board regarding a
117 recent rental event during which multiple community rules were violated.

118 Following discussion, the Board directed that the resident's deposit is not
119 refunded.

120

On MOTION by Mr. Bouthot, seconded by Ms. Baxter, with all in favor, the Board approved Exit Button Replacement Proposal. 4-0

121

122 **FIFTH ORDER OF BUSINESS Business Items**

123

124 **A. Consideration of Resolution 2026-06; Approving Proposed Budget and Setting**
125 **Public Hearing**

126

On MOTION by Mr. Bouthot, seconded by Ms. Baxter, with all in favor, the Board adopted Resolution 2026-06; Approving Proposed Budget and Setting Public Hearing. 4-0

127

128 **B. Announcing the Number of Qualified Registered Voters in the District - #3911**

129 Ms. Cole announced the number of qualified registered voters residing within the
130 District.

131 **C. Consideration of Food Truck Vendor**

132 The Board heard a presentation from Street Dogz LLC regarding food truck services
133 within the District. Discussion ensued regarding insurance requirements and vendor
134 qualifications.

135

On MOTION by Mr. Bouthot, seconded by Ms. Baxter, with all in favor, the Board approved as a District food truck vendor, subject to meeting all insurance and qualification requirements. 4-0.

136

137 **D. Acceptance of Resignation for Joanna Pharo**

138

On MOTION by Ms. Baxter, seconded by Ms. Chu, with all in favor, the Board approved Resignation for Joanna Pharo. 4-0

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FIFTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held on April 15, 2025

On MOTION by Mr. Bouthot, seconded by Mr. Baxter, with all in favor, the Board approved the minutes from April 15, 2026. 4-0

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B. Consideration of April 2026 Check Register

C. Discussion of the April 2026 Snapshot

On MOTION by Ms. Baxter, seconded by Mr. Baxter, with all in favor, the April 2026 Check Register was approved, as presented. 4-0

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SIXTH ORDER OF BUSINESS Supervisor Requests and Comments

Board discussion ensued regarding the Board vacancy. Additional comments were received expressing appreciation , comments regarding the soon to be installed mirrors and for the availability of chairs and tables to be moved during community events.

On MOTION by Mr. Echevarria, seconded by Mr. Bouthot, with all in favor, the appointed Rob Roy to fill the vacant Board seat. 4-0

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SEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the meeting was adjourned at 7:24 p.m. 4-0

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Secretary / Assistant Secretary

Chair / Vice Chair

HIGHLANDS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
ADVANCED AQUATIC SERVICES, INC.	5/1/2026	10563685	\$2,340.00			MAY 26 AQUATIC MAINT
ALLTECH SERVICES LLC	5/13/2026	133715	\$300.00			Stone Park Flood Light Replacement
ANTHONY'S TAMPA BAY PRESSURE WASHING	5/6/2026	440	\$8,537.50			Holiday Decoration Deposit
BDI ENGINEERING	5/1/2026	2426	\$360.00			PROJECT MANAGER
BUSINESS OBSERVER	5/22/2026	26-01768H	\$56.88			Legal Advertising for Election
CHARTER COMMUNICATIONS HOLDINGS INC	4/24/2026	3164516042426-ACH	\$161.00			BILL PRD 04/24 - 05/23/26
CROSSCREEK ENVIROMENTAL INC	5/18/2026	26300	\$2,450.00			PHASE 4(MITIGATION AREA M1)
ELAN FINANCIAL SERVICES ACH	5/4/2026	050426-6748-ACH	\$4.99			ENTRY & WALLS MAINTENANCE
ELAN FINANCIAL SERVICES ACH	5/4/2026	050426-6748-ACH	\$129.95			R&M FITNESS EQUIPMENT
ELAN FINANCIAL SERVICES ACH	5/4/2026	050426-6748-ACH	\$77.94			R&M BASKETBALL COURTS
ELAN FINANCIAL SERVICES ACH	5/4/2026	050426-6748-ACH	\$388.32			R&M CLUBHOUSE
ELAN FINANCIAL SERVICES ACH	5/4/2026	050426-6748-ACH	\$90.25			OFFICE SUPPLIES
ELAN FINANCIAL SERVICES ACH	5/4/2026	050426-6748-ACH	\$354.68	\$1,046.13	\$1,046.13	SPECIAL EVENTS
FLORIDA FOUNTAIN MAINTENANCE, INC	5/1/2026	14432	\$500.00			MAY 26 FOUNTAIN MAINT
INFRAMARK LLC	5/1/2026	178513	\$5,798.83			MAY 26 MGMT SERV
INFRAMARK LLC	5/1/2026	178513	\$630.00			MAY 26 MGMT SERV
INFRAMARK LLC	5/1/2026	178513	\$17,647.00	\$24,075.83		MAY 26 MGMT SERV
INFRAMARK LLC	4/30/2026	1166715	\$275.00			Foam Topper Disposal
INFRAMARK LLC	5/6/2026	1166810	\$491.00		\$24,841.83	Dog Station Services
INNERSYNC	5/1/2026	INV-SN-1411	\$128.13			Website Hosting
PERSSON, COHEN, MOONEY,	5/6/2026	7014	\$1,453.50			District Counsel April 26
PINE LAKE NURSERY & LANDSCAPE, LLC	5/1/2026	9883	\$20,027.00			MAY 26 LANDSCAPE MAINT
PINE LAKE NURSERY & LANDSCAPE, LLC	5/14/2026	10005	\$1,500.00		\$21,527.00	Water Truck for Blvd Plants
SPRINKLER SOLUTIONS OF FLORIDA ,INC.	5/1/2026	68500	\$2,066.00			Irrigation Maintenance
SPRINKLER SOLUTIONS OF FLORIDA ,INC.	3/17/2026	68286	\$1,531.42			IRR REPAIRS

HIGHLANDS CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
SPRINKLER SOLUTIONS OF FLORIDA ,INC.	5/4/2026	68337	\$7,397.39			IRR REPAIRS
SPRINKLER SOLUTIONS OF FLORIDA ,INC.	5/19/2026	68582	\$500.00		\$11,494.81	Irrigation variance request from SWFWMD
WASTE MANAGEMENT INC. ACH	4/24/2026	0248243-2206-9-ACH	\$304.26			BILL PRD 05/01 - 05/31/26
XECUTIVE POOLS LLC	5/1/2026	XP1733-10	\$6,050.20			Pool maintenance
Miscellaneous Subtotal			\$81,551.24			
TOTAL			\$81,551.24			

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

5/1/2026
10563685
\$2,340.00

Bill To
Highlands CDD c/o INFRAMARK 210 N. University Drive, Suite 702 Coral Springs, FL 33071

Due Date
Net 30
5/31/2026

Monthly Lake Maintenance.
***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

2,340.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$2,340.00

INVOICE

Alltech Services LLC

Our technical savvy is your stress relief

5450 Bruce B Downs Blvd.
Ste 165
Wesley Chapel, FL 33544
813-860-0489
Info@alltechservs.com
www.alltechservs.com

133715

05/13/2026

TO Highlands CDD
11555 Heron Bay Blvd. Ste 201
Coral Springs, FL 33076

This invoice is for the installation of three landscape flood lights at the Stonepark monument.

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
3	Led Flood Light 30W 5000K 3300 lumen UL Listed Waterproof 120-277V	\$75.00	\$225.00
		PAID	\$225.00
		LABOR	\$300.00
		SUBTOTAL	\$525.00
		AMOUNT OWED	\$300.00

Payment Terms: Net 15 days from the invoice date.

- Due Date: **May 28, 2026.**
- A late fee of 5% will be applied to any overdue balance after the 15-day grace period.
- Interest of 18% APR will be charged on overdue invoices, as permitted by Florida law.
- Payments can be made via bank transfer, credit card, or check

Thank you for your business!

2026 Holiday Decor Invoice #440



Highlands - Ayersworth (Billing)

11102 Ayersworth Glen Blvd
Wimauma, FL 33598
awgclubhouse@gmail.com
[\(813\) 505-2928](tel:(813)505-2928)

Trimmers Holiday Decor

2234 Lithia Center Ln
Valrico, FL 33596
patrick@trimmershd.com
[\(813\) 545-4782](tel:(813)545-4782)

Highlands - CDD (Site)

11102 Ayersworth Glen Blvd
Wimauma, FL 33598

Issue Date: 5/6/2026

Due Date: 6/1/2026

Features

<input checked="" type="checkbox"/> 301 Entrance	\$0.00
<input checked="" type="checkbox"/> 72" Wreaths on Towers Install 3- 72" lighted wreaths with bows (red and gold bows) on each of the towers (1 on each of 3 towers)	\$1,050.00
Red Bow 36"	
72in Lit Wreath (WW)	
<input checked="" type="checkbox"/> Snowflakes in Oak Tree Install 15- lighted snowflakes in the oak tree behind the middle monument (8- 24" snowflakes and 7- 36" snowflakes) (cool White)	\$1,660.00
24" CW Snowflakes	
36" CW Snowflakes	
<input checked="" type="checkbox"/> Pre-Lit Garland on sign Install Pre-Lit Garland with bows across the top of both sides of the monument sign	\$340.00

Trimmers Bows

Pre Lit Garland (WW Lights - 9')

Light trunk of Magnolia Tree \$300.00

Install warm white mini lights on the trunk of 1- Magnolia Tree next to the oak tree (center island magnolia)

Warm White Coaxial Plugs

Balm Entrance \$0.00

Snowflakes in Oak Tree \$1,380.00

Install 15- lighted snowflakes in the oak tree behind the middle monument (8- 24" snowflakes and 7- 36" snowflakes) (cool White)

36" CW Snowflakes

24" CW Snowflakes

Pre-Lit Garland on sign \$120.00

Install Pre-Lit Garland with bows across the top of both sides of the monument sign

Pre Lit Garland (WW Lights - 9')

Trimmers Bows

Clubhouse Entrance \$0.00

Pre-Lit Garland on sign \$425.00

Install Pre-Lit Garland with bows across the top of both sides of the monument sign

Trimmers Bows

Pre Lit Garland (WW Lights - 9')

Clubhouse Exterior

\$0.00

Pre-Lit Garland on Entrance

\$930.00

Install Pre-Lit Garland with bows on 3 sides of the front entrance to the clubhouse

Pre Lit Garland (WW Lights - 9')

Trimmers Bows

C9 lights on Clubhouse

\$240.00

Install c9 lights across the front on both sides of the entrance

C9 - WARM WHITE

Wreath

\$165.00

Install 1- wreath under the lights on the front 2 columns

Trimmers Bows

36" Unlit Wreath

Wreath

\$165.00

Install 1- wreath in the center of gable above the entrance

36" Unlit Wreath

Trimmers Bows

✓ **Light trunks of Magnolia Trees** \$1,000.00

Install warm white mini lights on the trunks of 4- Magnolia Trees in front of the Clubhouse

Warm White Coaxial Plugs

✓ **Green Mini Lights in Bushes** \$200.00

Install Green Mini lights in 2- tall bushes in front of the clubhouse

GREEN 50ct 6" Spacing - 5mm

✓ **6 Neighborhood Entrances** \$0.00

✓ **Pre-Lit Garland on sign** \$2,200.00

Install Pre-Lit Garland with bows between the columns on both sides of the sign

Pre Lit Garland (WW Lights - 9')

Trimmers Bows

✓ **C9 lights on columns of signs** \$800.00

Install WW c9 lights on top of both columns around both signs

C9 - WARM WHITE

✓ **Interior Decor** \$0.00

✓ **9' Christmas Tree** \$2,850.00

Install 1- 9' Christmas Tree with lights, decor, and fake presents (this tree will be changed to red, white and silver for 2026)

9' Red, White & Silver Tree

Pre-Lit Decorated Garland \$250.00

Install Pre-Lit Decorated garland above the kitchen counter

Floral Decor

Pre Lit Garland (WW Lights - 9')

Additional decor added in 2023 \$0.00

Starburst in Tree \$3,000.00

Install Warm white starburst in 6- Magnolia Trees in front of the towers (10 starburst per tree - 60 total) ---

24" Pure White Spritzer

Payments & Pricing

Payments

No Payments

Pricing

Proposal subtotal	\$17,075.00
Proposal tax	\$0.00
Proposal total	\$17,075.00
Invoice Amount	\$8,537.50
Amount Paid ?	\$0.00
Amount Due	\$8,537.50

**PLEASE NOTE: PLEASE VERIFY
YOUR RECORDS MATCH OUR
CORRECT BILLING ADDRESS.
2234 LITHIA CENTER LANE
VALRICO, FL 33596**

-Contract will automatically renew unless notification by either party by April 1st following decorating season.

-Please have palms trimmed prior to October 1st.

-Trimmers Holiday Decor retains ownership of all merchandise.

-All lighting will be commercial grade LED lighting.

-Customer is responsible for working power outlets.

-Customer agrees to make sure irrigation is turned OFF during the time the lights are on. This is usually from dusk to dawn. If customer fails to do so, this will trip the breakers. We will not be responsible for lights not working due to irrigation running at this time.

-Customer is responsible for informing any landscapers when the lights are installed so they can avoid damaging lights or cords. We are not responsible for these companies causing

damage to the material, and there will be an extra service charge to replace any damaged material.

-Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).

-Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

*Installation of Lighting

*Service calls

*Take down and storage

-For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.

-For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.

-For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 days after due date.

Brlitic Dvorak Inc

536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Highlands CDD
Inframark IMS
11555 Heron Bay Blvd
Suite 201
Coral Springs, Florida 33076

INVOICE 2426
DATE 05/01/2026
TERMS Net 30
DUE DATE 05/31/2026

PROJECT NAME
Highlands CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[April 13 - April 30]	2:00	180.00	360.00

BALANCE DUE **\$360.00**

Pay invoice



**HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT
Apr-26**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	0.50	\$180	J. Whited	\$90.00
Tree Lawn Research and Communication.	0.50	\$180	J. Whited	\$90.00
	0.00	\$210	S. Brletic	\$0.00
Irrigation Research and Communication.	1.00	\$180	J. Whited	\$180.00
	0.00	\$210	S. Brletic	\$0.00
INVOICE TOTAL	2.00			\$360.00

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01768H

Date 05/22/2026

Attn:
Highlands CDD Inframark
313 CAMPUS STREET
CELEBRATION FL 34747

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01768H Notice of Qualifying Period for Candidates for the Board of Supervisors RE: Highlands CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26 Published: 5/22/2026	\$56.88

Important Message	Paid
Please include our Serial # on your check Pay by credit card online: https://legals.businessobserverfl.com/send-payment/	()
	Total \$56.88

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Highlands Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 2514 North Falkenburg Road, Tampa, FL 33619, Phone (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Highlands Community Development District has 2 seats up for election, specifically Seat 2, currently held by Trang Chu and Seat 5 currently held by Kangelia Baxter. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

May 22, 2026

26-01768H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

April 24, 2026
Invoice Number: 3164516042426
Account Number: **8337 12 029 3164516**
Security Code: **2577**
Service At: 11102 AYERSWORTH GLEN BLVD
WIMAUMA FL 33598-6202

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary *Service from 04/24/26 through 05/23/26
details on following pages*

Previous Balance	141.00
Payments Received -Thank You!	-65.75
Adjustments	-75.25
<hr/>	
Remaining Balance	\$0.00
Spectrum Business™ TV	71.00
Spectrum Business™ Internet	90.00
Other Charges	0.00
<hr/>	
Current Charges	\$161.00
<i>YOUR AUTO PAY WILL BE PROCESSED 05/11/26</i>	
<hr/>	
Total Due by Auto Pay	\$161.00



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 24 04252026 NNNNNNNN 01 996564

HIGHLAND CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

April 24, 2026

HIGHLAND CDD

Invoice Number: 3164516042426
Account Number: 8337 12 029 3164516
Service At: 11102 AYERSWORTH GLEN BLVD
WIMAUMA FL 33598-6202

Total Due by Auto Pay **\$161.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029316451600161000



Invoice Number: 3164516042426
 Account Number: 8337 12 029 3164516
 Security Code: 2577

HIGHLAND CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 24 04252026 NNNNNNNN 01 996564

Charge Details

Previous Balance		141.00
EFT Payment	04/11	-65.75

Payments received after 04/24/26 will appear on your next bill.

Adjustments

Sgrt Exempt Credit - Adjustment	04/06	-15.47
Uut Exempt Credit - Adjustment	04/06	-59.78
Adjustments Total		-\$75.25

Remaining Balance \$0.00

Service from 04/24/26 through 05/23/26

Spectrum Business™ TV

Broadcast TV Surcharge	31.00
Spectrum Business TV	40.00

Your promotional price will expire on 01/23/27

\$71.00

Spectrum Business™ TV Total \$71.00

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-90.00

Your promotional price will expire on 01/23/27

\$90.00

Spectrum Business™ Internet Total \$90.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Other Charges Total	\$0.00

Current Charges \$161.00
Total Due by Auto Pay \$161.00

Billing Information



Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.



HIGHLAND CDD
Invoice Number: 3164516042426
Account Number: 8337 12 029 3164516
Security Code: 2577

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 24 04252026 NNNNNNNN 01 996564

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.





Invoice Number: 3164516042426
Account Number:: 8337 12 029 3164516
Security Code: **2577**

HIGHLAND CDD

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 24 04252026 NNNNNNNN 01 996564





Crosscreek Environmental Inc.
 111 61st Street East
 Palmetto, FL 34221

Invoice

Date: 5/18/2026
Invoice # 26300
Due Date: 6/17/2026

Bill To
 Highlands CDD
 c/o Inframark
 2654 Cypress Ridge Blvd.
 Ste. 101 Wesley Chapel, FL 33544
 Attn: Kristee Cole

Project Info
 Current Month's Maintenance

P.O. #
Terms: Net 30

Description	Amount
<p>Phase 4 (Mitigation area M1)</p> <p>Maintenance of mitigation area from time of initial treatment through planting to inspection and SWFWMD approval. Treatments to occur once a month from April to August & bi-monthly after planting for an additional 12 calendar months. All vegetation to be treated and left in place, targeting all FL listed invasive plants. Total maintenance cost = \$2,524/Treatment</p> <p>**Survival of planted native vegetation, crucial for release from SWFWMD to be guaranteed during this time period**</p> <p>This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment.</p> <p>In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc.</p> <p>Crosscreek Environmental reserves the right to pause services if payment is delinquent. Service interruptions do not remove the client's obligation to pay for past services already performed.</p> <p>Payments not received within 30 days will incur a 1.5% monthly late fee (or the maximum allowed by Florida law). Continued non-payment may result in collections or legal recovery of owed funds</p>	<p>2,450.00</p>

Thank you for your business	Subtotal	\$2,450.00
	Sales Tax (0.0%)	\$0.00
	Total	\$2,450.00
	Payments/Credits	\$0.00
	Balance Due	\$2,450.00

Crosscreek Environmental Inc.

**HIGHLANDS CDD
BANK UNITED VISA**

Purchase Period

Date	Purchase From	Amount	Original Receipt Submitted	Description of Purchase	Area coded to	AP-Coding
4/1/2026	Staples	\$ 177.47	Yes	Maintenance Supplies	R&M Clubhouse	001 546015 57201
4/3/2026	Bounce Party of Tampa	\$ 254.28	Yes	Bounce House Rental	Special Events	001 549052 57401
4/4/2026	Google	\$ 19.99	Yes	Data Subscription	R&M Clubhouse	001 546015 57201
4/2/2026	Amazon	\$ 29.25	Yes	Printer Ink	Office Supplies	001 551002 57201
4/7/2026	Tampa Bay Times	\$ 61.00	Yes	Yard Sale Advertising	Special Events	001 549052 57401
4/8/2026	Amazon	\$ 4.99	Yes	Fountain Timer Pin	Walls & Entry Maintenance	001 546992 53900
4/13/2026	Mall Chimp	\$ 61.00	Yes	Community Email Account	Office Supplies	001 551002 57201
4/13/2026	Amazon	\$ 30.17	Yes	Cleaning Supplies	R&M Clubhouse	001 546015 57201
4/15/2026	Sams Club	\$ 13.98	Yes	Meeting Supplies	Special Events	001 549052 57401
4/15/2026	Amazon	\$ 19.22	Yes	Cleaning Supplies	R&M Clubhouse	001 546015 57201
4/15/2026	Amazon	\$ 56.90	Yes	Toilet Seat	R&M Clubhouse	001 546015 57201
4/16/2026	Staples	\$ 79.07	Yes	Toilet Paper	R&M Clubhouse	001 546015 57201
4/16/2026	Amazon	\$ 5.50	Yes	Golf Cart Key Cover	R&M Clubhouse	001 546015 57201
4/16/2026	Amazon	\$ 129.95	Yes	Gym Wipes	R&M Fitness Equipment	001 546115 57201
4/21/2026	Amazon	\$ 77.94	Yes	Metal Zip Ties for Fence	R&M Basketball Courts	001 546161 57201
4/29/2026	Walmart	\$ 25.42	Yes	Toaster for Events	Special Events	001 549052 57401

Order Number: 7677964666

Status: Submitted

Placed on: April 1, 2026

Shipping & Delivery

Brittany West
WIMAUMA
HIGHLANDS CDD
11102 AYERSWORTH GLEN BLVD
WIMAUMA, FL 33598-6202 USA
813-633-3322

Accounting

Budget Center
Not specified

Purchase Order
Not specified

PO Release
Not specified

Payment

Credit card
Visa
xxxx-xxxx-xxxx-6118

Expiration date
03/2030

Order Summary

Items (3)	\$177.47
Pretax subtotal	\$177.47
Total	\$177.47

You saved \$27.30 on this order!

3 items purchased

Expected delivery by April 02, 2026



Pacific Blue Ultra Recycled Hardwound Paper Towels, 1-Ply, 6 Rolls/Carton (26495)
Item #: 2112625 | MFR Item #: 26495

RECYCLE **Eco ID**

Next-Day delivery

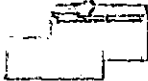
1 @ \$103.49 6/CT **\$103.49**
~~\$116.79~~



Coastwide Professional™ 40-45 Gallon Trash Bag, 40" x 48", High Density, 22 mic, Black, 150 Bags/Box (CW17713)
Item #: 814867 | MFR Item #: CW17713

Next-Day delivery

1 @ \$63.49 150/CT **\$63.49**
~~\$77.19~~



Staples QuickStrip EasyClose Self Seal Security Tinted #10 Business Envelopes, 4 1/8" x 9 1/2", White, 100/Box (ST50308-CC)
Item #: 394057 | MFR Item #: ST50308CC

Eco Feature

Next-Day delivery

1 @ \$10.49 100/BX **\$10.49**
~~\$10.79~~



Brittany West <awgclubhouse@gmail.com>

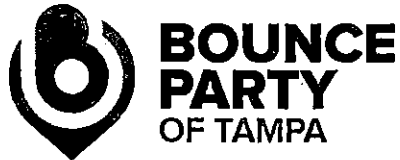
Your Updated Receipt from Bounce Party of Tampa - Order #37244

1 message

Bounce Party of Tampa <receipt@ers-mail.com>
Reply-To: Info@bouncepartyoftampa.com
To: awgclubhouse@gmail.com

Fri, Apr 3, 2026 at 12:22 PM

Invoice/Receipt #37244




Bounce Party of Tampa
2504 Merchant Ave
Odessa, FL 33556
813-665-0664
<https://www.bouncepartyoftampa.com/>

Important Information - Please Read Below!

04/04/2026 11:00am, 04/04/2026 05:00pm
Highlands CDD
Brittany West
11102 Ayersworth Glen Blvd
Riverview, FL 33598
awgclubhouse@gmail.com
813-505-2928/813-633-3322
Order Created by: Customer

Customer Comments:Actual Address, 11102 Ayersworth Glen Blvd, Wimauma FL, 33598

	Classic Combo - Bounce House with Slide (WET/DRY)	\$274.95	x 1 = \$274.95	Sat, Apr 4 11:00 am → 5:00 pm
---	--	----------	----------------	-------------------------------

SubTotal		\$274.95
Damage Waiver - Yes	\$22.00	\$296.95
Tax Exempt	\$0.00	\$296.95
Technology Fee (based on \$50.00)	\$1.49	\$298.44
Technology Fee (based on \$246.95)	\$7.33	\$305.77

Total \$305.77

Customer - 03/19/2026 09:58am Credit Card (Visa, MC, Disc, Amex) Payment (6118) \$51.49

Customer - 04/03/2026 12:22pm Credit Card (Visa, MC, Disc, Amex) Payment (6118) \$254.28

Due \$0.00

Click here to read and sign your contract
(Click here for PDF Version)

To Pay your Final/Remaining Balance (if a final balance is due), Save this Receipt and CLICK BELOW:
(Click here to View and/or Pay your Balance)

A few tips and reminders: (PLEASE READ BELOW)

- 1) We accept cash and most credit cards (not AmEx). If paying with cash, please note that our drivers don't carry change. Payment is due prior to set up. Due to the number of returned checks we no longer accept checks as a form of payment.
- 2) Please call our office if you have stairs or a tiered backyard, so we can discuss setup options.
- 3) We can set up on most surfaces but not rocks or dirt of any kind. If this type of topography is all you have, please call us or make a note at online checkout under

customer comments that a tarp is needed. Please call us if you are unsure.

4) All inflatable units MUST be staked in the ground for safety. If this is not possible call our office to discuss a solution. Sandbags can be used on concrete surfaces and must be selected at time of order checkout so we know to load them on our truck.

5) We will call you the day before your event with a set up time (we sometimes have to arrive very early to get all of the jumps out on time but we do not charge for the extra time)

6) Please call as early as possible if you need to cancel for weather or any other reason. Once we've set up, we do not give refunds for any reason including weather. Please see the FAQ and Policies pages on our web site.

7) If your event will be at a park. Please tell us and select YES at checkout for park. It affects our scheduling and your pricing. You will need to either provide electricity within 75' or rent a generator which we can provide at an additional cost.

We want your party to go as smoothly as possible. Please call if you have any questions. Thanks!

ID: 37244

Name: Brittany West

Email: awgclubhouse@gmail.com

Phone: 813-505-2928

Start Date: 04/04/2026 11:00am

End Date: 04/04/2026 05:00pm

Event Address: 11102 Ayersworth Glen Blvd

Event City: Riverview

Event State: FL

Event Zip: 33598



Brittany West <awgclubhouse@gmail.com>

Your Google Play Order Receipt from Apr 4, 2026

1 message

Google Play <googleplay-noreply@google.com>
Reply-To: Google Play <googleplay-noreply@google.com>
To: awgclubhouse@gmail.com

Sat, Apr 4, 2026 at 2:18 PM



Thank you

Your subscription from Google LLC on Google Play continues and you've been charged. Manage your subscriptions

Order number: SOP.3338-8885-3790-07688..7

Order date: Apr 4, 2026 2:18:14 PM EDT

Your account: awgclubhouse@gmail.com


Item	Price
100 GB (Google One) (by Google LLC) Auto-renewing subscription	\$19.99/year
	Tax: \$0.00
	Total: \$19.99/year
Payment method:	Visa-6118

Order Summary

Order placed April 2, 2026 Order # 112-2170156-4720236

Ship to	Payment method	Order Summary	
Ayersworth Glen CLUBHOUSE 11102 AYERSWORTH GLEN BLVD WIMAUMA, FL 33598-6202 United States	Visa ending in 6118 Amazon gift card balance View related transactions	Item(s) Subtotal:	\$102.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$102.99
		Estimated tax to be collected:	\$0.00
		Gift Card Amount:	-\$73.74
		Grand Total:	\$29.25

Arriving Monday



Brother TN436BK Super High Yield Toner-Retail Packaging, Black
 Sold by: Amazon.com
 Supplied by: Other
 \$102.99

[Back to top](#)

THANK YOU for your ad submission!

Your ad has been submitted for publication. Below is a confirmation of your ad placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:	W0027116
External Order #:	84815
Order Status:	Submitted
Classification:	Hillsborough
Package:	Garage Sale Best
Site:	classified
Final Cost:	\$61.00
Payment Type:	Visa
User ID:	W0011826

PREVIEW FOR AD NUMBER W00271160

Join us this Saturday, April 11th from 8am-3pm for our Ayersworth Glen Community Yard Sale! Visit various homes throughout the community for great deals on household goods and more!

PREVIEW FOR AD NUMBER W00271161

Wimauma Join us this Saturday, April 11th from 8am-3pm for our Ayersworth Glen Community Yard Sale! Visit various homes throughout the community for great deals on household goods and more!

ACCOUNT INFORMATION

Brittany West
11102 Ayersworth Glen Clubhouse
Wimauma, FL 33598
813-633-3322
awgclubhouse@gmail.com
Highlands CDD

<< [Click here to print a printer friendly version](#) >>

PAYMENT DETAILS

Visa*****611803/2030

TRANSACTION REPORT

Date: April 7, 2026 10:29:37 AM EDT
Amount: \$61.00

SCHEDULE FOR AD NUMBER W00271160

Start date: April 9, 2026
Website: tampabay.com
Duration: 4 days

SCHEDULE FOR AD NUMBER W00271161

April 9, 2026 - April 11, 2026

<https://placead.tampabay.com/adportal/classified/home/confirmation.html?id=18084&returnto=>

Tampa Bay Times

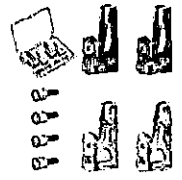
i-Publish® AdPortal: 3.0.655
©2025 iPublish Media Solutions, LLC

Order Summary

Order placed April 8, 2026 Order # 112-9484697-8839414

Ship to	Payment method	Order Summary	
Ayersworth Glen CLUBHOUSE 11102 AYERSWORTH GLEN BLVD WIMAUMA, FL 33598-6202 United States	Visa ending in 6118 View related transactions	Item(s) Subtotal:	\$4.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$4.99
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$4.99

Delivered April 9
 Your package was delivered. It was handed directly to a resident.



Hufopik 156T1978A Time Switch Tripper Kit Compatible with intermatic Timer
 Switch (2 ON / 2 Off / 4 Screws)
 Sold by: ZHENGHUI
 Return window closed on May 9, 2026
 \$4.99

[Back to top](#)



Brittany West <awgclubhouse@gmail.com>

Mailchimp Order

1 message

No Reply - Mailchimp <no-reply@mailchimp.com>
To: awgclubhouse@gmail.com

Mon, Apr 13, 2026 at 2:28 AM



Your order has been processed.

Order MC24082395

Processed on April 13, 2026 02:28 AM New York.

Monthly plan	\$61.00
1501 - 2500 subscribers.	

Paid via Visa ending in 6118 which expires 03/2030	\$61.00
on April 13, 2026	

Balance as of April 13, 2026	\$0.00
-------------------------------------	---------------

Issued to

Brittany West
awgclubhouse
awgclubhouse@gmail.com
Highlands Community Development District
11555 Heron Bay Blvd Ste. 201 Coral Springs,
FL 33076
8136333322

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
405 N. Angier Ave. NE, Atlanta, GA 30308 USA
www.mailchimp.com
Tax ID: US EIN 58-2554149

View In Your Account

Sales Tax was not applied to this purchase.

© 2001-2026 Mailchimp® All Rights Reserved
405 N. Angier Ave. NE, Atlanta, GA 30308 USA

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[Turn off Notification](#)

Order Summary

Order placed April 13, 2026 Order # 112-8424231-7495422

Ship to	Payment method	Order Summary	
Ayersworth Glen CLUBHOUSE 11102 AYERSWORTH GLEN BLVD WIMAUMA, FL 33598-6202 United States	Visa ending in 6118 View related transactions	Item(s) Subtotal:	\$30.17
		Shipping & Handling:	\$0.00
		Total before tax:	\$30.17
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$30.17

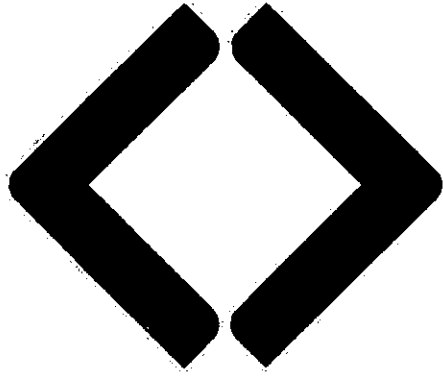
Arriving Friday



OdoBan Professional Disinfectant and Odor Eliminator Concentrate, Made in the USA, Lavender Scent, 4-Pack, 1 Gallon Each
 Sold by: Amazon.com
 Supplied by: Other
 \$30.17

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sam's club™

CLUB MANAGER LEE
8133712394

RIVERVIEW, FL
04/15/26 15:09 3343 4801 96

0990447832 MM MIX VP 4 13.98 0

	SUBTOTAL	13.98
TAX 12	0 %	0.00
	TOTAL	13.98
VISA CREDIT TEND		13.98
VISA	**** * 6118	
	CHANGE DUE	0.00

ITEMS SOLD 1

TC# 1522 0341 2162 9846 9318




04/15/26 15:09

Order Summary

Order placed April 15, 2026 Order # 112-4281257-7219439

Ship to	Payment method	Order Summary	
Ayersworth Glen CLUBHOUSE 11102 AYERSWORTH GLEN BLVD WIMAUMA, FL 33598-6202 United States	Visa ending in 6118 View related transactions	Item(s) Subtotal:	\$19.22
		Shipping & Handling:	\$0.00
		Total before tax:	\$19.22
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$19.22

Arriving Friday



Lysol Toilet Bowl Cleaner, Max Strength Bathroom Cleaning Supplies, Toilet Bowl Cleaner Clinging Gel, Home Essential, Instant Stain Removal, Disinfecting and Deodorizing, Bleach Free, 24 oz (9 ct)
 Sold by: Amazon.com
 Supplied by: Other
 \$19.22


[Back to top](#)

Order Summary

Order placed April 15, 2026 Order # 112-5266785-3597009

Ship to	Payment method	Order Summary	
Ayersworth Glen CLUBHOUSE 11102 AYERSWORTH GLEN BLVD WIMAUMA, FL 33598-6202 United States	Visa ending in 6118 View related transactions	Item(s) Subtotal:	\$56.90
		Shipping & Handling:	\$0.00
		Total before tax:	\$56.90
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$56.90

Arriving tomorrow



Bemis 2 Pack Commercial Open Front Plastic Toilet Seat, Heavy Duty Industrial Seat Without Lid, Secure Installation for Long Lasting Use, Made in USA, Elongated, White, 1955CT
 Sold by: Amazon.com
 Supplied by: Other
 \$56.90

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Order Number: 7678531034

Status: Submitted

Placed on: April 13, 2026

Shipping & Delivery

Brittany West
WIMAUMA
HIGHLANDS CDD
11102 AYERSWORTH GLEN BLVD
WIMAUMA, FL 33598-6202 USA
813-633-3322

Accounting

Budget Center
Not specified

Purchase Order
Not specified

PO Release
Not specified

Payment

Credit card
Visa
xxxx-xxxx-xxxx-6118

Expiration date
03/2030

Order Summary

Items (1) \$79.07
Pretax subtotal \$79.07

Total \$79.07

You saved \$6.82 on this order!

1 item purchased

Expected delivery by April 15, 2026



Angel Soft Professional Series Compact Recycled Coreless
Toilet Paper, 2-Ply, White, 1125 Sheets/Roll, 18 Rolls/Carton
(19372)

Item #: 812930 | MFR Item #: 19372 | CIN #: 812930

RECYCLE Eco ID


1 @ \$79.07 18/CT \$79.07
~~\$85.89~~

Order Summary

Order placed April 16, 2026 Order # 112-2065332-0713055

Ship to	Payment method	Order Summary	
Ayersworth Glen CLUBHOUSE 11102 AYERSWORTH GLEN BLVD WIMAUMA, FL 33598-6202 United States	Visa ending in 6118 View related transactions	Item(s) Subtotal: Shipping & Handling: Total before tax: Estimated tax to be collected: Grand Total:	\$5.50 \$0.00 \$5.50 \$0.00 \$5.50

Arriving tomorrow



2Pcs Golf Cart Ignition Switch Key Rubber Cover for Yamaha G9 G14 G16 G22 G29 for Polaris General Ranger Sportsman Quad Big Boss Trailblazer RZR 570 800 900 XP1000, Replaces 5433534 5431964

Sold by: Firmusparts
 Supplied by: Other
\$5.50

[Back to top](#)

Order Summary

Order placed April 16, 2026 Order # 112-8450216-3175437

Ship to	Payment method	Order Summary	
Ayersworth Glen CLUBHOUSE 11102 AYERSWORTH GLEN BLVD WIMAUMA, FL 33598-6202 United States	Visa ending in 6118 View related transactions	Item(s) Subtotal:	\$129.95
		Shipping & Handling:	\$0.00
		Total before tax:	\$129.95
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$129.95

Arriving tomorrow



Zogics Antibacterial Wipes – Disinfecting Wipes for Sanitizing and Cleaning Surfaces and Equipment, EPA Registered Antibacterial Cleaning Wipes (3,200 Count – 4 Rolls of 800 Wipes)

Sold by: Zogics, LLC

Supplied by: Other

\$129.95


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Order Summary

Order placed April 21, 2026 Order # 112-7870858-0229866

<p>Ship to Ayersworth Glen CLUBHOUSE 11102 AYERSWORTH GLEN BLVD WIMAUMA, FL 33598-6202 United States</p>	<p>Payment method Visa ending in 6118 View related transactions</p>	<p>Order Summary</p> <table> <tr><td>Item(s) Subtotal:</td><td>\$77.94</td></tr> <tr><td>Shipping & Handling:</td><td>\$0.00</td></tr> <tr><td>Total before tax:</td><td>\$77.94</td></tr> <tr><td>Estimated tax to be collected:</td><td>\$0.00</td></tr> <tr><td>Grand Total:</td><td>\$77.94</td></tr> </table>	Item(s) Subtotal:	\$77.94	Shipping & Handling:	\$0.00	Total before tax:	\$77.94	Estimated tax to be collected:	\$0.00	Grand Total:	\$77.94
Item(s) Subtotal:	\$77.94											
Shipping & Handling:	\$0.00											
Total before tax:	\$77.94											
Estimated tax to be collected:	\$0.00											
Grand Total:	\$77.94											

Arriving tomorrow



Metal Zip Ties black 100pcs 11.8 inch 304Stainless steel Epoxy Coated Cable Tie
Multi-purpose Self-locking Cable Ties used for machinery, vehicles, farms, cables, pipesas well as Outdoor binding

Sold by: MAIDUNSI
Supplied by: Other
\$12.99

6

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Give us feedback @ survey.walmart.com
Thank you! ID #: 7WRMCGFOWDC

Walmart *

WM Supercenter
813-633-1467 Mgr. MARK
4928 STATE ROAD 674
WIMAUMA, FL 33598
ST# 01203 OP# 007492 TE# 23 TR# 02103

ITEMS SOLD 5
TC# 1602 0422 2001 9043 1250



** VOIDED ENTRY **
TOASTER 040094229970
** VOIDED ENTRY **
7OCT PLT PNK 011179484980
** VOIDED ENTRY **
75CT LN PNK 011179484990
** VOIDED ENTRY **
REC TC LPINK 011179973860
** VOIDED ENTRY **
REC TC LPINK 011179973860
TOASTER 040094229970 17.88 N
REC TC LPINK 011179973860 1.00 N
REC TC LPINK 011179973860 1.00 N
75CT LN PNK 011179484990 2.77 N
7OCT PLT PNK 011179484980 2.77 N

SUBTOTAL 25.42
TOTAL 25.42

VISA TEND 25.42
CHANGE DUE 0.00

VISA CREDIT - 6118 I 2 APPR#219294
25.42 TOTAL PURCHASE
REF # 611903092385
TRANS ID - 306119641807666
VALIDATION - 4TLV
PAYMENT SERVICE - E
AID A0000000031010
TERMINAL # 53588016
*No Signature Required
04/29/26 13:49:39

Tax ID: 85-8013688134C-9
GOVERNMENT
GOVERNMENT LOCAL

Single Purchase Exemption
Consumer's Certificate of Exemption
DR-14
Issued Pursuant to Chapter 212,
Florida Status
Certificate Number 85-8013688134C-9



May 2026 Statement

Open Date: 04/03/2026 Closing Date: 05/04/2026

Visa® Community Card

HIGHLANDS CDD (CPN 002513229)

Account Ending in: #### #### #### 6748

Elan Financial Services
BUS 30 ELN

1-866-552-8855

2

New Balance	\$1,046.13
Minimum Payment Due	\$1,046.13
Payment Due Date	06/01/2026

Late Payment Warning: As a reminder, your card is a pay in full product. If we do not receive your payment in full by the date listed above, a fee of either 3.00% of the payment due or \$39.00 minimum, whichever is greater, will apply.

Activity Summary

Previous Balance	+	\$2,832.01
Payments	-	\$2,832.01 ^{CR}
Other Credits		\$0.00
Purchases	+	\$1,046.13
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$1,046.13
Past Due		\$0.00
Minimum Payment Due		\$1,046.13
Credit Line		\$10,000.00
Available Credit		\$8,953.87
Days in Billing Period		32

Payment Options:



Mail payment coupon with a check



Pay online at myaccountaccess.com



Pay by phone 1-866-552-8855

No payment is required.

CPN 002513229



0047985104998167480001046130001046134

Automatic Payment

24-Hour Elan Financial Services: 1-866-552-8855

- to pay by phone
- to change your address

Account Ending in: #### #### #### 6748

Your new full balance of \$1,046.13 will be automatically deducted from your account on 06/01/26.

000006839 MUSB20DD050526223456 01 00000000 006868 002



HIGHLANDS CDD
 ACCOUNTS PAYABLE
 11555 HERON BAY BLVD STE 201
 CORAL SPRINGS FL 33076-3361

000006839 13677 0001-0002 DUSB20DD050526223475 001 000006868 UB25SOME

What To Do If You Think You Find A Mistake On Your Statement

If you think there is an error on your statement, please call us at the telephone number on the front of this statement, or write to us at: Elan Financial Services, P.O. Box 6335, Fargo, ND 58125-6335.

In your letter or call, give us the following information:

- ▶ Account information: Your name and account number.
- ▶ Dollar amount: The dollar amount of the suspected error.
- ▶ Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake. You must contact us within 60 days after the error appeared on your statement. While we investigate whether or not there has been an error, the following are true:
 - ▶ We cannot try to collect the amount in question, or report you as delinquent on that amount.
 - ▶ The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
 - ▶ While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
 - ▶ We can apply any unpaid amount against your credit limit.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases

If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase.

To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
2. You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at: Elan Financial Services, P.O. Box 6335, Fargo, ND 58125-6335. While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

Important Information Regarding Your Account

1. INTEREST CHARGE: Method of Computing Balance Subject to Interest Rate: We calculate the periodic rate or interest portion of the INTEREST CHARGE by multiplying the applicable Daily Periodic Rate ("DPR") by the Average Daily Balance ("ADB") (including new transactions) of the Purchase, Advance and Balance Transfer categories subject to interest, and then adding together the resulting interest from each category. We determine the ADB separately for the Purchases, Advances and Balance Transfer categories. To get the ADB in each category, we add together the daily balances in those categories for the billing cycle and divide the result by the number of days in the billing cycle. We determine the daily balances each day by taking the beginning balance of those Account categories (including any billed but unpaid interest, fees, credit insurance and other charges), adding any new interest, fees, and charges, and subtracting any payments or credits applied against your Account balances that day. We add a Purchase, Advance or Balance Transfer to the appropriate balances for those categories on the later of the transaction date or the first day of the statement period. Billed but unpaid interest on Purchases, Advances and Balance Transfers is added to the appropriate balances for those categories each month on the statement date. Billed but unpaid Advance Transaction Fees are added to the Advance balance of your Account on the date they are charged to your Account. Any billed but unpaid fees on Purchases, credit insurance charges, and other charges are added to the Purchase balance of the Account on the date they are charged to the Account. Billed but unpaid fees on Balance Transfers are added to the Balance Transfer balance of the Account on the date they are charged to the Account. In other words, billed and unpaid interest, fees, and charges will be included in the ADB of your Account that accrues interest and will reduce the amount of credit available to you. To the extent credit insurance charges, overlimit fees, Annual Fees, and/or Travel Membership Fees may be applied to your Account, such charges and/or fees are not included in the ADB calculation for Purchases until the first day of the billing cycle following the date the credit insurance charges, overlimit fees, Annual Fees and/or Travel Membership Fees (as applicable) are charged to the Account. Prior statement balances subject to an interest-free period that have been paid on or before the payment due date in the current billing cycle are not included in the ADB calculation. If you do not pay your New Balance in full by the Payment Due Date, you will not get an interest-free period on Purchases again until you pay the New Balance in full by the Payment Due Date for two billing cycles in a row.

2. Payment Information: We will accept payment via check, money order, the internet (including mobile and online) or phone or previously established automatic payment transaction. You must pay us in U.S. Dollars. If you make a payment from a foreign financial institution, you will be charged and agree to pay any collection fees added in connection with that transaction. The date you mail a payment is different than the date we receive the payment. The payment date is the day we receive your check or money order at Elan Financial Services, P.O. Box 790408, St. Louis, MO 63179-0408 or the day we receive your internet or phone payment. All payments by check or money order accompanied by a payment coupon and received at this payment address will be credited to your Account on the day of receipt if received by 5:00 p.m. CT on any banking day. Payments sent without the payment coupon or to an incorrect address will be processed and credited to your Account within 5 banking days of receipt. Payments sent without a payment coupon or to an incorrect address may result in a delayed credit to your Account, additional INTEREST CHARGES, fees, and/or Account suspension. The deadline for on-time internet and phone payments varies, but generally must be made before 5:00 p.m. CT to 8 p.m. CT depending on what day and how the payment is made. Please contact Elan Financial Services for internet, phone, and mobile crediting times specific to your Account and your payment option. Banking days are all calendar days except Saturday, Sunday and federal holidays. Payments due on a Saturday, Sunday or federal holiday and received on those days will be credited on the day of receipt. There is no prepayment penalty if you pay your balance at any time prior to your payment due date.

3. Credit Reporting: We may report information on your Account to Credit Bureaus. Late payments, missed payments or other defaults on your Account may be reflected in your credit report.

0000063359 13677 9001-0002 DUS82ADP0505026223475 001 0000063359 US26SONME



Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Your payment of \$1046.13 will be automatically deducted from your bank account on 06/01/2026. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

Transactions WEST BRITAINY Credit Limit \$10000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
04/06	04/03	8189	STAPLS7677964666000001 877-8267755 GA	\$177.47	_____
04/06	04/03	3086	FSP*BOUNCE PARTY OF TA 813-665-0664 FL	\$254.28	_____
04/06	04/04	6077	Google One 650-2530000 CA	\$19.99	_____
04/06	04/05	5557	AMAZON RETA* B73YH95O2 WWW.AMAZON.CO WA	\$29.25	_____
04/09	04/07	0133	TIMES ADVERTISING 727-893-8111 FL	\$61.00	_____
04/09	04/08	6830	AMAZON MKTPL*BC1120DW1 Amzn.com/bill WA	\$4.99	_____
04/14	04/13	1077	Mailchimp 678-9990141 GA	\$61.00	_____
04/15	04/14	7252	AMAZON RETA* BS55X5C22 WWW.AMAZON.CO WA	\$30.17	_____
04/16	04/15	3104	SAMSCLUB #4801 RIVERVIEW FL	\$13.98	_____
04/16	04/16	3718	AMAZON RETA* BS97V1JP2 WWW.AMAZON.CO WA	\$19.22	_____
04/16	04/16	3190	AMAZON RETA* B748K19X1 WWW.AMAZON.CO WA	\$56.90	_____
04/17	04/16	4251	STAPLS7678531034000001 877-8267755 GA	\$79.07	_____
04/17	04/16	4506	AMAZON MKTPL*BS2MF2ED2 Amzn.com/bill WA	\$5.50	_____
04/17	04/17	8677	AMAZON MKTPL*B76MN4BA0 Amzn.com/bill WA	\$129.95	_____
04/22	04/21	1845	AMAZON MKTPL*BY8CO6AB0 Amzn.com/bill WA	\$77.94	_____
04/30	04/29	2400	WAL-MART #1203 WIMAUMA FL	\$25.42	_____
Total for Account ##### 6118				\$1,046.13	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
05/01	05/01		PAYMENT THANK YOU	\$2,832.01cr	_____
Total for Account ##### 6748				\$2,832.01cr	

2026 Totals Year-to-Date	
Total Fees Charged in 2026	\$0.00
Total Interest Charged in 2026	\$0.00

00006839 13678 0002-0002 DUSB20010505052622475 001 00006868 UB26SCOME

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

**APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00		\$0.00	0.00%	
**PURCHASES	\$1,046.13	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

Contact Us



Phone
 Voice: 1-866-552-8855
 TDD: 1-888-352-6455
 Fax: 1-866-807-9053



Questions
 Elan Financial Services
 P.O. Box 6353
 Fargo, ND 58125-6353



Mail payment coupon with a check
 Elan Financial Services
 P.O. Box 790408
 St. Louis, MO 63179-0408



Online
myaccountaccess.com

Florida Fountain Maintenance, Inc.

**P. O. Box 179
Zephyrhills, FL 33539-0179**

Invoice

DATE	INVOICE #
5/1/2026	14432

BILL TO
Highlands CDD 11555 Heron Bay Blvd Suite 201 Coral Springs, FL 33076

P.O. NO.	TERMS
	Due on receipt

DESCRIPTION	AMOUNT
May Maintenance	500.00
Thank you for your business! Questions-call 813-714-2024	Total \$500.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

178513

DATE

5/1/2026

BILL TO

Highlands Community Development
District
313 Campus St
Kissimmee FL 34747-4982
United States

CUSTOMER ID

C4953

NET TERMS

Due On Receipt

PO#**DUE DATE**

5/1/2026

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees/District Management	1	Ea	5,798.83		5,798.83
Field Operations	1	Ea	630.00		630.00
Mgmt Svcs - Personnel Services - On-Site Staff	1	Ea	17,647.00		17,647.00
Subtotal					24,075.83

Subtotal	\$24,075.83
Tax	\$0.00
Total Due	\$24,075.83

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1166715
Invoice Date	4/30/2026
Due Date	5/30/2026

To: Highlands Community Development District
313 Campus St

Kissimmee, FL 34747-4982

Service Description	Total
Maintenance Services	\$275.00

Subtotal	\$275.00
Sales Tax	\$0.00
Total	\$275.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

30 Apr 2026 04:03:58PM CST

DISTRICT : HIGHLANDS COMMUNITY DEVELOPMENT
DISTRICT

Go Green! Think before you print.

INVOICE NO. 1166715 - DETAIL

INVOICE DATE: 4/30/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	4/30/2026	4539112	HLDCDD District Area	General Maintenance; Remove foam columns caps and debris	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00	
				BWO Total	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00	
				Invoice Total	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00	



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1166810
Invoice Date	5/6/2026
Due Date	6/5/2026

To: Highlands Community Development District
313 Campus St

Kissimmee, FL 34747-4982

Service Description	Total
Maintenance Services	\$491.00

Subtotal	\$491.00
Sales Tax	\$0.00
Total	\$491.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

06 May 2026 03:25:12PM CST

DISTRICT : HIGHLANDS COMMUNITY DEVELOPMENT
DISTRICT

Go Green! Think before you print.

INVOICE NO. 1166810 - DETAIL

INVOICE DATE: 5/6/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	5/4/2026	4542479	HLDCDD District Area	General Porter Service; Dog Waste Station Removal- May 2026	\$0.00	\$0.00	\$491.00	\$0.00	\$491.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$491.00	\$0.00	\$491.00	
				BWO Total	\$0.00	\$0.00	\$491.00	\$0.00	\$491.00	
				Invoice Total	\$0.00	\$0.00	\$491.00	\$0.00	\$491.00	



INVOICE

Highlands CDD
12750 Citrus Park Lane
Tampa FL 33625
United States

Invoice # INV-SN-1411
Invoice Date: 5/1/2026
Due Date: 5/31/2026
PO#: Monthly Invoice

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$50.00
SchoolNow CDD ADA-PDF		\$78.13

Subscription start: 10/1/2025
Subscription end: 9/30/2026

Subtotal: \$128.13
Tax Total:
Total: \$128.13
Amount Paid: \$0.00

Direct Deposit Instruction:	Amount Due:	\$128.13
------------------------------------	--------------------	-----------------

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 7014
Date: 05/06/2026
Due On: 06/05/2026

Highlands Community Development District
313 Campus Street
Celebration, Florida 34747

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,453.50) - (\$0.00) = \$1,453.50

Highlands CDD

District Attorney Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	JB	04/07/2026	LEGISLATIVE UPDATE: Conduct research and draft memo summarizing pending legislation with impacts on community development districts.	0.70	\$285.00	\$199.50
Service	DPL	04/11/2026	SUPERVISOR MEETING: Prepare for Supervisor Meeting.	0.70	\$285.00	\$199.50
Service	DPL	04/15/2026	SUPERVISOR MEETING: Attend the Supervisor meeting.	1.00	\$285.00	\$285.00
Service	DPL	04/16/2026	CONTRACTS: Draft holiday lights addendum and playground contract amendment.	1.50	\$285.00	\$427.50
Service	DPL	04/22/2026	POLICY QUESTION: Review and respond to question from staff regarding key fobs.	0.70	\$285.00	\$199.50
Service	DPL	04/30/2026	POLICY QUESTION: Review policy and respond to question from staff regarding the use of the open field.	0.50	\$285.00	\$142.50
Subtotal						\$1,453.50
Total						\$1,453.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7014	06/05/2026	\$1,453.50	\$0.00	\$1,453.50
Outstanding Balance				\$1,453.50
Total Amount Outstanding				\$1,453.50

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/01/26	9883
Terms	Due Date
Net 30	05/31/26

BILL TO
Jennifer Goldyn Inframark 313 Campus Street Celebration, FL 33071

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$20,027.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#7856 - Highlands CDD Maintenance Renewal 26 May 2026		\$20,027.00	\$0.00	\$20,027.00
Total			\$20,027.00	\$0.00	\$20,027.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/14/26	10005
Terms	Due Date
Net 30	06/13/26

BILL TO
Jennifer Goldyn Inframark 313 Campus Street Celebration, FL 33071

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$1,500.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,500.00	\$0.00	\$1,500.00
	<p>Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.</p>				
	Watering new plants along the wall with a water tank.				
	<i>Watering Plants</i>		\$1,500.00	\$0.00	\$1,500.00
	Total		\$1,500.00	\$0.00	\$1,500.00



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Invoice 68500

SENT

Highlands CDD

Invoiced Date: May 1, 2026

Due Date: May 11, 2026

Status: Sent

Highlands CDD April 2026 Monthly Irrigation Maintenance

Item

Highlands CDD Monthly Irrigation Maintenance

Highlands CDD Monthly Irrigation Maintenance

Thank you for your business!

Total	\$2,066.00
Amount Paid	\$0.00
Amount Due	\$2,066.00



Sprinkler Solutions of Florida

License #: SCC131152611
 401 N. Parsons Ave Suite 106-A
 Brandon, FL 33510
 813-503-1228
 admin@ssofla.com

Invoice 68286

SENT

Highlands CDD
 Ayersworth south of entrance to
 English Lavender Dr.

Job Title: Install 1.5" Drip Valve
Job Location Address: Ayersworth
 south of entrance to English Lavender
 Dr.
Job Members: Henry Mendoza, Jaycob
 Baker

Invoiced Date: Mar 17, 2026
Due Date: Mar 27, 2026
Status: Sent
PO Number:
Project/Reference #: -
Payment Terms: -

Notes:

Use existing pipe from previous spray zone behind monument and tie into existing irrigation around monument. Cap potable water line feeding the irrigation. Install new drip valve kit and use existing decoder so zone can be operated off of Hunter ACC controller at entrance to 301. Remove battery operated NODE.

Install 1-1/2" Drip Valve Kit

Convert irrigation for plants around monument at 301 entrance from potable water to well water, remove existing battery operated valve and install new valve that can be added to the 301 controller.

Item	Quantity
Tech 3	2.5
Irrigation Tech	
Tech 4	2.5
Irrigation Helper	
1 1/2" Hunter Drip Valve Kit ICZ	1
Hunter Drip Control Zone Kit 1-1/2 in. ICV 40 PSI 1-1/2 in. Filt Model: 'ICZ15140XL	

Item	Quantity
2" PVC Male Adapter PVC Male Adapter 2 in. Male X Slip Model: '436-020	1
2" PVC Coupling PVC Coupling 2 in. Slip Model: '429-020	1
2" x 1 1/2" PVC Reducer Bushing PVC Reducer Bushing 2 in. x 1-1/2 in. Spigot x Slip Model: '437-251	1
1 1/2" PVC Fitting PVC Reducer Bushing 1-1/2 in. x 1-1/4 in. Spigot x Slip Model: '437-212	3
1" Slip Fix Expansion Coupling Pro-Span PVC Expansion Repair Coupling 1 in. Slip x Spigot Model: NDS118-05	2
1" PVC Fitting PVC 90 Degree Elbow 1 in. Slip Model: '406-010	1
1 1/2" SCH 40 PVC Pipe 1 1/2 in Bell End Model: '150PVCBE	1
2" x 12" Sch 80 PVC Nipple Sch 80 PVC Nipple 2 in. x 12 in. MIPT Threaded Both Ends	1

Thank you for your business!

Total	\$1,531.42
Amount Paid	\$0.00
Amount Due	\$1,531.42



Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Invoice #68337

SENT

Highlands CDD

Job Title: 3" Mainline Repair

Job Location: Clyne Field Ct

Job Location Address: Clyne Field Ct,
Wimauma, FL

Job Members: Brant Foster, Ivan
Hernandez, Sam Sands

Job Time: Mar 27, 2026 08:00

Due Date: May 13, 2026

Status: Sent

Payment Terms: 10 Days Net

Notes:

Reason for Call Out:
Investigate and repair mainline failure affecting irrigation system operation.

Description of Work Completed:
Upon arrival, the irrigation system was evaluated and the source of the mainline leak was determined to be within the sleeved section located beneath the roadway. In order to safely perform the repair, the pump station was shut down and the mainline was fully drained to relieve system pressure.

Excavation was performed at both ends of the roadway sleeve to expose the entry and exit points of the affected piping. The failed section of mainline was then carefully extracted from within the sleeve. During this process, the associated control wiring was inspected and found to be compromised.

Sprinkler Solutions of Florida furnished and installed a new section of 2.5" PVC mainline through the existing sleeve. Additionally, new Hunter ID-1 control wire was installed to replace the damaged wiring and restore proper communication to the field components. All piping connections were properly reassembled and secured, and control wire connections were completed in accordance with industry standards.

End Result:
The repaired section of mainline and control wiring was successfully restored. The pump station was reactivated, the irrigation system was pressurized, and the system was brought fully back online. System operation was verified with no visible leaks, and proper functionality of both hydraulic and control components was confirmed.

Mainline repair under Clyne Field

Repair 2.5" mainline in sleeve under Clyne Field

Item	Unit Price	Quantity	Amount
------	------------	----------	--------

Item	Unit Price	Quantity	Amount
Desc	\$0.00	1	\$0.00
Fri, Mar 27, 2026			
3" IPS Transition Bolt Pack Mj Gasket With T-Bolt	\$63.80	4	\$255.20
3" IPS Transition Bolt Pack Mj Gasket With T-Bolt			
3" Mega Lug - Stargrip	\$105.77	4	\$423.08
3" Mega Lug - Stargrip			
3" PVC Coupling	\$9.20	2	\$18.40
PVC Coupling 3 in. Slip Model: '429-030			
3" MJ 90 Ductile Iron	\$166.10	2	\$332.20
Mechanical Joint 90 Degree Bend Elbow Ductile Iron 3 in. Model: MJB9003			
1 1/4" PVC Fitting 1.25"	\$4.71	3	\$14.13
1 1/4" PVC Fitting 1.25" Model: '437-168			
1 1/2" Slip Fix	\$30.14	1	\$30.14
NDS Pro-Span PVC Expansion Repair Coupling 1-1/2 in. Socket x Spigot Model: NDS118-15			
3/4" PVC Fittings	\$1.87	2	\$3.74
3/4" PVC Fittings Model: '402-101			

Item	Unit Price	Quantity	Amount
Tech 3	\$125.00	16	\$2,000.00
Irrigation Tech			
Tech 4	\$75.00	48	\$3,600.00
Irrigation Helper			
widget Misc	\$357.50	1	\$357.50
Misc Parts and Pieces			
2 1/2" Sch 40	\$3.63	100	\$363.00
PVC Pipe 2 1/2 " x 20 ft. Schedule 40 Bell End Model: 250PVCBE			

Thank you for your business!

Total	\$7,397.39
Amount Paid	\$0.00
Amount Due	\$0.00

Files



5 Files were uploaded to the report
[Click here to access](#)







SPEED
LIMIT
25

020
3012

Ayersworth Glen 11100







Sprinkler Solutions of Florida

License #: SCC131152611
401 N. Parsons Ave Suite 106-A
Brandon, FL 33510
813-503-1228
admin@ssofla.com

Invoice #68582

INVOICED

Highlands CDD

Invoiced Date: May 19, 2026

Due Date: May 29, 2026

Status: Invoiced

Variance request

Irrigation variance request from SWFWMD

Item

Misc

Complete variance application and provide detailed maps for irrigation scheduling

Thank you for your business!

Total	\$500.00
Amount Paid	\$0.00
Amount Due	\$500.00



INVOICE

Customer ID:

25-63011-93003

Customer Name:

HIGHLANDS CDD

Service Period:

05/01/26-05/31/26

Invoice Date:

04/24/2026

Invoice Number:

0248243-2206-9

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (813) 621-3055

Your Payment is Due

May 24, 2026

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$304.26

If payment is received after 05/24/2026: **\$ 311.87**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
269.07		(269.07)		0.00		304.26		304.26

IMPORTANT MESSAGES

Invoice includes price increase that requires your consent. Your enclosed invoice (next invoice for some customers billed in arrears) contains a Service rate increase. All or some of this increase (1) above the increase in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average) and (2) above any increase in disposal, processing and/or transportation costs, plus an amount for operating margin, requires your consent. Your consent will be deemed to occur upon payment of the new Service rate. If you do not consent to the increase, you have the right to terminate the service agreement within 30 days. Check your service agreement for your applicable terms and visit wm.com/billhelp or contact us if you have any questions.

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
 WM - TAMPA
 PO BOX 3020
 MONROE, WI 53566-8320
 (813) 621-3055
 (800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
04/24/2026	0248243-2206-9	25-63011-93003
Payment Terms	Total Due	Amount
Total Due by 05/24/2026	\$304.26	
If Received after 05/24/2026	\$311.87	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
 Your bank account will be drafted \$304.26.

2206000256301193003002482430000003042600000030426 4

I0290C74

HIGHLANDS CDD
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA FL 33598-6202

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

DETAILS OF SERVICE				
Details for Service Location: Highlands Cdd, 11102 Ayersworth Glen Blvd, Wimauma FL 33598-6202			Customer ID: 25-63011-93003	
Description	Date	Ticket	Quantity	Amount
Lock Per Unit	05/01/26		1.00	40.00
Disposal 4 Yard Dumpster 1X Week	05/01/26		1.00	128.31
4 Yard Dumpster 1X Week	05/01/26		1.00	135.95
Total Current Charges				304.26

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:

- AutoPay**
Set up recurring payments with us at wm.com/myaccount
- Online**
Use wm.com for quick and easy payments
- By Phone**
Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.

Expanded payment options.
Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.
Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.
Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info List your new billing information below. For a change of service address, please contact WM .	<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 150px;">Address 1</td><td></td></tr> <tr><td>Address 2</td><td></td></tr> <tr><td>City</td><td></td></tr> <tr><td>State</td><td></td></tr> <tr><td>Zip</td><td></td></tr> <tr><td>Email</td><td></td></tr> <tr><td>Date Valid</td><td></td></tr> </table>	Address 1		Address 2		City		State		Zip		Email		Date Valid		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 150px;">Email</td><td></td></tr> <tr><td>Date</td><td></td></tr> <tr><td>Bank Account Holder Signature</td><td></td></tr> </table>	Email		Date		Bank Account Holder Signature	
Address 1																					
Address 2																					
City																					
State																					
Zip																					
Email																					
Date Valid																					
Email																					
Date																					
Bank Account Holder Signature																					

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



13542 N Florida Ave Ste 215
 Tampa, FL 33613
 8132982218
 office@xecutivepools.com
 WWW.XECUTIVEPOOLS.COM

Invoice XP1733-10

BILL TO

Highlands CDD
 11102 Ayersworth Glen Blvd
 Wimauma, FL 33598

DATE 05/01/2026	PLEASE PAY \$6,050.20	DUE DATE 05/01/2026
--------------------	---------------------------------	------------------------

DATE	DESCRIPTION	AMOUNT
	Pool Service Monthly Pool Service	6,050.20

Ways to pay



TOTAL DUE **\$6,050.20**

THANK YOU.

[View and pay](#)

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 8, 2026

- **Current Cash Balances:**
 - Bank United Operating: \$332,282.29.
 - BankUnited MM: \$884,323.70 (minimum to keep account open is \$2,500)

- **Assessment collections:**
 - Highlands received a tax distribution of \$6,658.95 on 6/05/26
 - Highlands is 99% collected on the tax roll and expect to receive the remaining balance by the end of July 2026.

- **Expenses:**
 - Current expenses make up 65.98% of the annual budget through the end of May 2026
Total expenses for the first 8 months are approximately \$972,393. There are 4 months left in the fiscal year, Highlands looks good to stay within budget.